



# DEPARTMENT OF CITY PLANNING

## APPEAL RECOMMENDATION REPORT

### City Planning Commission

**Date:** April 11 2024  
**Time:** After 8:30 a.m.\*  
**Place:** Los Angeles City Hall, Council Chamber  
200 North Spring Street, Room 340  
Los Angeles, CA 90012

*And via Teleconference. Information 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](mailto:cpc@lacity.org).*

**Public Hearing:** Required  
**Appeal Status:** Not further appealable.  
**Expiration Date:** April 11, 2024  
**Multiple Approval:** Yes

**Case No.:** DIR-2021-3405-TOC-SPR-HCA-1A  
**CEQA No.:** ENV-2021-3407-CE  
**Related Cases:** N/A  
**Council No.:** 5 – Katy Young Yaroslavsky  
**Plan Area:** Palms – Mar Vista – Del Rey Community Plan  
**Specific Plan:** N/A  
**Certified NC:** Palms  
**Zone:** C2-1

**Applicant:** Venice Overland LP

**Applicant's Representative:** Matthew Hayden, Hayden Planning

**Appellant:** Supporters Alliance For Environmental Responsibility (SAFER)

**Appellant's Representative:** Marjan Abubo, Lozeau Drury LLP

**PROJECT LOCATION:** 10602-10646 West Venice Boulevard

**PROPOSED PROJECT:** The subject property is currently partially vacant and partially developed with various one-story commercial automobile repair/service buildings and a gas station. The proposed project involves the demolition of various one-story commercial automobile repair/service buildings and a gas station for the construction, use, and maintenance of a new seven-story, approximately 78 feet-high mixed-use residential and commercial building with 136 residential units above approximately 6,000 square feet of commercial space on the ground floor. The project proposes to provide 161 automobile parking spaces, including 122 residential parking spaces and 39 commercial parking spaces, in one subterranean parking level and on portions of the ground and second levels.

**APPEAL:** 1) Pursuant to Section 16.05 of the Los Angeles Municipal Code (LAMC), an appeal in part of the Director of Planning's determination which determined that 1) based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies; and 2) Approved, pursuant to LAMC Section 16.05, a Site Plan Review for a development creating 50 or more residential dwelling units.



**RECOMMENDED ACTIONS:**

- 1) **Determine** that the project is Categorically Exempt from environmental review under ENV-2021-3407-CE, pursuant to Section 21080 of the California Public Resources Code, and Article 19, Section 15332 (Class 32) of the CEQA Guidelines;
- 2) **Deny** the appeal; and
- 3) **Sustain** the determination by the Director of Planning to conditionally approve a Site Plan Review for a development creating 50 or more residential dwelling units.

VINCENT P. BERTONI, AICP  
Director of Planning



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Heather Bleemers  
Senior City Planner



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More Song  
City Planner

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the 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) 978-1299.

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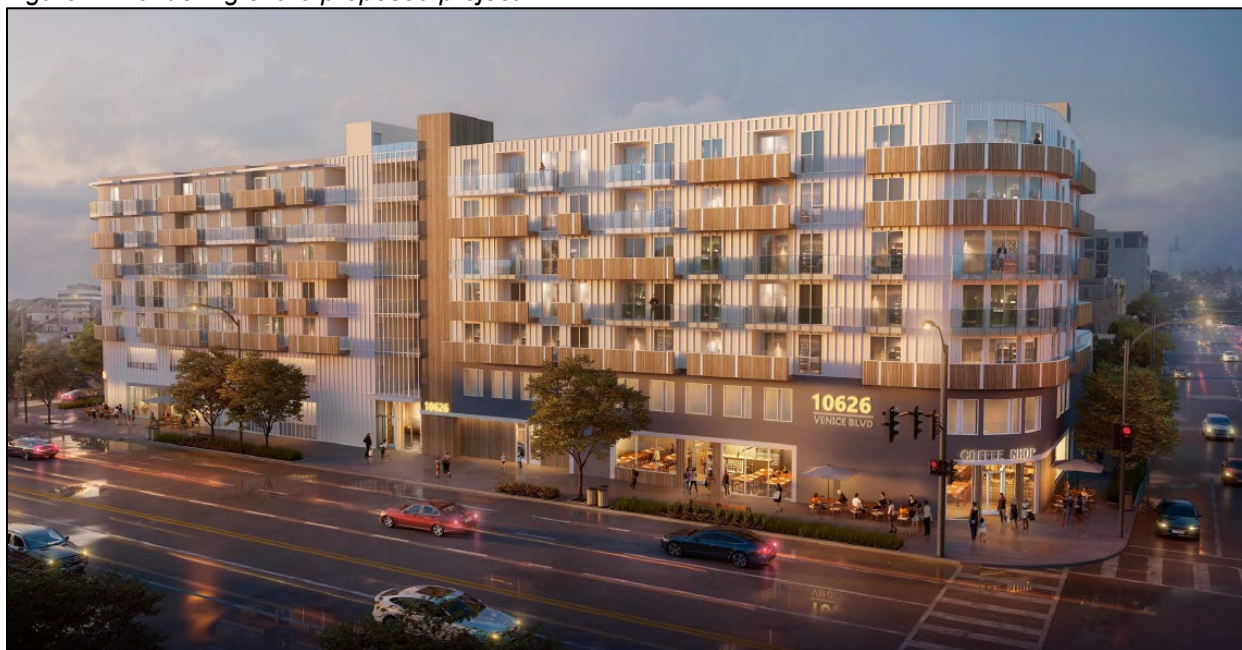
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## PROJECT ANALYSIS

### PROJECT SUMMARY

The proposed project involves the approval of a Site Plan Review in conjunction with a Tier 3 Transit Oriented Communities (TOC) Affordable Housing Incentive Program request. The project consists of the construction, use, and maintenance of a new seven-story, approximately 78 feet-high mixed-use residential and commercial building with 136 residential units above approximately 6,000 square feet of commercial space on the ground floor, as depicted below in Figure 1. Of the 136 units proposed, 14 units will be set aside for Extremely Low Income households for 55 years, pursuant to the TOC Guidelines. The project will provide a total of 161 automobile parking spaces, including 122 residential parking spaces and 39 commercial parking spaces, in one subterranean parking level and on portions of the ground and second levels, as well as 100 long-term bicycle parking spaces and 14 short-term bicycle parking spaces. The project will also provide approximately 13,200 square feet of open space, in accordance with the requirements of the LAMC.

*Figure 1: Rendering of the proposed project*



The project proposes a total of approximately 110,221 square feet in total building area, resulting in a Floor Area Ratio (FAR) of approximately 3.75:1. The project will maintain front yard, side yard, and rear yard setbacks of zero feet along Venice Boulevard, Overland Avenue, Keystone Avenue, and the alley, respectively, as permissible by LAMC Section 12.22 A.18(c)(3) for mixed-use residential and commercial projects fronting a street or alley.

### APPEAL SCOPE

The appeal challenges a part of the Director of Planning's determination on October 6, 2023 to conditionally approve a TOC Affordable Housing Incentive Program request, pursuant to LAMC Section 12.22 A.31, and a Site Plan Review request, pursuant to LAMC Section 16.05, with a Class 32 Categorical Exemption to CEQA under Case No. ENV-2021-3407-CE as the environmental clearance for the project. The appellant, who is not an abutting owner or tenant, is appealing only the portions of the Director of Planning's determination related to Site Plan Review.

As the case is a multiple-approvals case involving a TOC request, the appellate body is the City Planning Commission; the decision of the City Planning Commission is not further appealable.

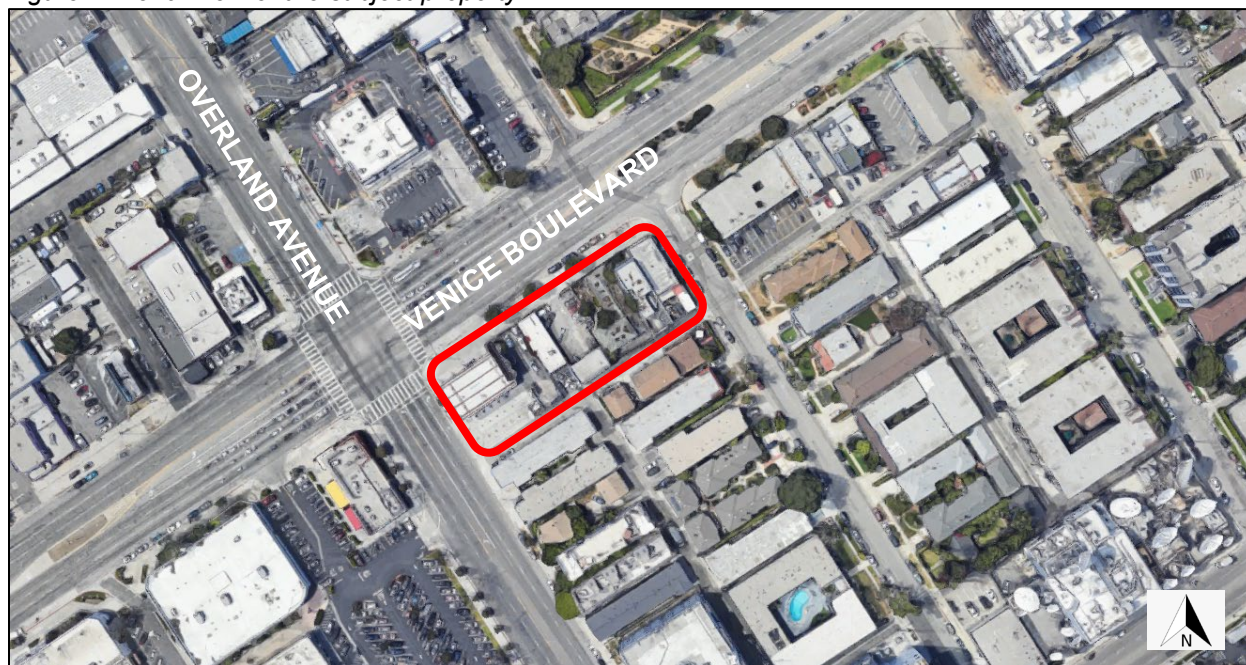
## **PROJECT BACKGROUND**

The subject property consists of 13 contiguous lots encompassing a total of approximately 29,526 square feet of lot area. The property is rectangular-shaped and occupies an entire block along Venice Boulevard between Overland Avenue and Keystone Avenue, with street frontages of approximately 292 feet along the southern side of Venice Boulevard, approximately 100 feet along the eastern side of Overland Avenue, and approximately 100 feet along the western side of Keystone Avenue. An alleyway abuts the subject property to the west/rear. The subject property is currently partially vacant and partially developed with various one-story commercial automobile repair/service buildings and a gas station; all existing improvements will be demolished for the development of the proposed project.

The project site is located within the Palms – Mar Vista – Del Rey Community Plan and is zoned C2-1 with a corresponding land use designation of Community Commercial. The project site is also located within a Transit Priority Area within the City of Los Angeles. The property is not within the boundaries of any other specific plan or interim control ordinance.

The subject property is located in an established and heavily urbanized neighborhood in western Los Angeles. The neighboring area consists primarily of commercially-developed arterial corridors surrounded by residential neighborhoods which have undergone significant redevelopment throughout the past several decades. The project site is currently surrounded by several low-slung commercial buildings lining Venice Boulevard, a major arterial roadway in the region, and various multi-family residential buildings to the rear. Figure 2 below shows the subject property and its environs.

*Figure 2: Aerial view of the subject property*



## **Streets**

Venice Boulevard, adjoining the subject property to the north, is a designated Boulevard II, with a designated right-of-way width of 110 feet. Along the subject property's street frontage, Venice Boulevard is currently dedicated to a total right-of-way width of approximately 220 feet and improved with center parkway, curb, gutter, and sidewalk.

Overland Avenue, adjoining the subject property to the west, is a designated Boulevard II, with a designated right-of-way width of 110 feet. Along the subject property's street frontage, Overland Avenue is currently dedicated to a total right-of-way width of 100 feet and improved with curb, gutter, and sidewalk.

Keystone Avenue, adjoining the subject property to the east, is a Standard Local Street, with a designated right-of-way width of 60 feet. Along the subject property's street frontage, Keystone Avenue is currently dedicated to a total right-of-way width of 60 feet and improved with center parkway, curb, gutter, and sidewalk.

An Alley, adjoining the subject property to the south, is currently dedicated to a total right-of-way width of 15 feet and improved with pavement.

## **APPROVED ACTIONS**

On October 6, 2023, the Director of Planning took the following actions:

1. Determined based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved with Conditions up to a 70 percent increase in density, and an increase in FAR to 3.75:1 for a qualifying Tier 3 project in a commercial zone, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following one (1) incentive for a qualifying Tier 3 project totaling 136 dwelling units, reserving a minimum of 14 units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
  - a. Open Space. A maximum reduction of 25 percent in the required amount of open space; and
3. Approved a Site Plan Review for a development creating 50 or more residential dwelling units.

## **APPEAL POINTS**

On November 29, 2022, within the required 15-day appeal period, an appeal was filed by Supporters Alliance For Environmental Responsibility (SAFER), a community organization, for the Site Plan Review portion only of the Director of Planning's determination. The appellant contends that the City improperly approved the Site Plan Review request for the project because the project does not qualify for a Class 32 Categorical Exemption and thus was not properly analyzed under CEQA. In a letter dated February 5, 2024, the appellant further contends that the project is ineligible for a Class 32 Categorical Exemption because of past clean-up actions



associated with the site's gas station use and due to potential air quality, greenhouse gas, and methane impacts.

### **RESPONSES TO APPEAL POINTS**

The applicant's environmental consultant, CAJA Environmental Services, has prepared a response dated March 31, 2024 to the appellant's comments. Planning has reviewed the submittal and concurs that the project will not have any significant impacts. As noted in this analysis and the supporting technical data in the Appendices, although a portion of the Project Site was once listed as a Leaking Underground Storage Tank (LUST) Cleanup Site in the State Water Resources Control Board (SWRCB) GeoTracker database, the site has undergone and completed remediation, and the Cleanup Status of the site has been deemed "Completed – Case Closed" as of April 2008. In addition, a Phase I Environmental Site Assessment (ESA) was prepared (and attached to the March 31, 2024 memo), which concluded that the past clean-up actions have been resolved and that no additional analysis or remediation is necessary on the site for the proposed project. The project would further be required to comply with all applicable regulatory measures governing construction and development on the site, including abandonment of any fuel tanks. As such, the project would not create a hazard to the public or the environment and would not be on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 due to the completed status of cleanup.

The project's environmental impacts were analyzed in the Categorical Exemption document dated April 2023 prepared by CAJA Environmental Services, which concludes that the project will not have any significant air quality or greenhouse gas impacts. Furthermore, there are no unusual circumstances in this case that would indicate any significant environmental impacts. The project site's location within a designated Methane Zone means that the project would be subject to applicable regulatory compliance requirements governing development in such areas, and does not constitute an unusual circumstance. As such, the project qualifies for a Class 32 Categorical Exemption.

### **CONCLUSION**

For all of the reasons stated herein, and in the findings of the Director's Determination, the proposed project complies with all applicable provisions of the TOC Affordable Housing Incentive Program, Site Plan Review, and CEQA. Planning has evaluated the proposed project and determined that it qualifies for a Class 32 Categorical Exemption under CEQA. Although the applicant's arguments for appeal have been considered, Planning maintains that the required findings and imposed conditions of the Director's Determination are valid and that the appeal arguments are not grounds for reversal of any portion of the approval.

Therefore, it is recommend that the City Planning Commission affirm that the project is categorically exempt from CEQA, deny the appeal of the Director's Determination, and sustain the Director's Determination for the conditional approval of a TOC Affordable Housing Incentive Program request and Site Plan Review for a project totaling 136 dwelling units, as described herein.

# **EXHIBIT A**

**ORIGINAL APPEAL**





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## **Justification/Reason for Appeal**

10610-10646 W. Venice Boulevard Mixed-Use Project

(DIR-2021-3405-TOC-SPR-HCA, ENV-2021-3407-CE)

### **I. REASON FOR THE APPEAL**

The Categorical Exemption prepared for 10626 W. Venice Blvd. Mixed-Use Building (ENV-2021-3407-CE) (“Project”) fails to comply with the California Environmental Quality Act (“CEQA”). Furthermore, the approval of the Site Plan Review entitlements (DIR-2021-3405-TOC-SPR-HCA) was in error because (1) the City of Los Angeles (“City”) must fully comply with CEQA prior to any approvals in furtherance of the Project and (2) the findings are not supported by substantial evidence. Therefore, the City of Los Angeles (“City”) must set aside the Site Plan Review entitlements and prepare and circulate an environmental impact report (“EIR”) prior to considering approvals for the Project.

### **II. SPECIFICALLY THE POINTS AT ISSUE**

For the specific reasons set forth below, the Project does not qualify for a categorical exemption pursuant to Section 15332 of the CEQA Guidelines (“Infill Exemption”). Furthermore, proper CEQA review must be complete *before* the City approves the Project’s entitlements. (*Orinda Ass’n. v. Bd. of Supervisors* (1986) 182 Cal.App.3d 1145, 1171 [“No agency may approve a project subject to CEQA until the entire CEQA process is completed and the overall project is lawfully approved.”].) As such, the approval of the Project’s Site Plan Review entitlements was in error. Additionally, by failing to properly conduct environmental review under CEQA, the City lacks substantial evidence to support its findings for the Site Plan Review entitlements. Lastly, a Categorical Exemption shall not be used for a Project located on a site which is included on the Cortese List (Gov. Code § 65962.5.)

### **III. HOW YOU ARE AGGRIEVED BY THE DECISION**

Members of appellant Supporters Alliance for Environmental Responsibility (“SAFER”) live and/or work in the vicinity of the proposed Project. They breathe the air, suffer traffic congestion, and will suffer other environmental impacts of the Project unless it is properly mitigated.

### **IV. WHY YOU BELIEVE THE DECISION-MAKER ERRED OR ABUSED THEIR DISCRETION**

The Planning Director’s August 30, 2023 decision approved the Site Plan Review and approved a Categorical Exemption for the project pursuant to Section 15332 of the CEQA Guidelines, despite a lack of substantial evidence in the record that the Project met the requirements for the Infill Exemption. Additionally, apart from the City’s failure to adequately consider whether the Categorical Exemption applies, there is substantial evidence to demonstrate that the Project cannot qualify for a Categorical Exemption due to hazardous materials and hazards on numerous parcels that comprise the Project site.

Rather than exempt the Project from CEQA, the City should have prepared an initial study followed by an EIR or negative declaration in accordance with CEQA prior to consideration of approvals for the



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Project. The City is not permitted to approve the Project's entitlements until proper CEQA review has been completed.

Sincerely,

A handwritten signature in black ink, appearing to read "Marjan R. Abubo". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Marjan R. Abubo  
Lozeau □Drury LLP



# **EXHIBIT B**

**DIR-2021-3405-TOC-SPR-HCA  
DETERMINATION AND PLANS**



**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

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LISA M. WEBBER, AICP  
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**DIRECTOR'S DETERMINATION  
TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM  
SITE PLAN REVIEW**

October 6, 2023

**Applicant / Owner**  
Venice Overland LP  
11601 Santa Monica Boulevard  
Los Angeles, CA 90025

**Representative**  
Matthew Hayden,  
Hayden Planning  
10100 Venice Boulevard  
Los Angeles, CA 90232

**Case No.** DIR-2021-3405-TOC-SPR-  
HCA

**CEQA:** ENV-2021-3407-CE

**Location:** 10602-10646 West Venice  
Boulevard

**Council District:** 5 – Yaroslavsky

**Neighborhood Council:** Palms

**Community Plan Area:** Palms – Mar Vista – Del Rey

**Land Use Designation:** Community Commercial

**Zone:** C2-1

**Legal Description:** Lots FR1-FR12, Block 3,  
Regal Square Tract

**Last Day to File an Appeal:** October 23, 2023

**DETERMINATION – Transit Oriented Communities Affordable Housing Incentive Program and  
Site Plan Review**

Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.22 A.31 and 16.05, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

1. **Determine**, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approve with Conditions** up to a 70 percent increase in density, and an increase in FAR to 3.75:1 for a qualifying Tier 3 project in a commercial zone, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following one (1) incentive for a qualifying Tier 3 project totaling 136 dwelling units, reserving a

minimum of 14 units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:

- a. **Open Space.** A maximum reduction of 25 percent in the required amount of open space;
3. **Approve** a Site Plan Review for a development creating 50 or more residential dwelling units; and
4. **Adopt** the attached Findings.

### CONDITIONS OF APPROVAL

Pursuant to Sections 12.22 A.31 and 16.05 of the LAMC, the following conditions are hereby imposed upon the use of the subject property:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of Planning. Each change shall be identified and justified in writing.
2. **On-site Restricted Affordable Units.** 14 units, or equal to a minimum of 10 percent of the total number of dwelling units, shall be designated for Extremely Low Income Households, as defined by the Los Angeles Housing Department (LAHD) and California Government Code Section 65915(c)(2).
3. **Changes in On-site 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.31.
4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of LAHD to make 10 percent of the total number of dwelling units available to Extremely Low Income Households, for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.31, to the satisfaction of LAHD, and in consideration of the project's SB 8 or SB 330 Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. 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 the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination.
5. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from the Los Angeles Housing Department (LAHD) regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO units with affordable

units on a one-for-one basis or provide at least 20 percent of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by LAHD shall be provided.

**6. Base Incentives:**

- a. **Residential Density.** The project shall be limited to a maximum density of 136 residential dwelling units (equal to a density increase of 70 percent), including On-site Restricted Affordable Units.
- b. **Floor Area Ratio (FAR).** The project shall be permitted a maximum FAR of 3.75:1 for a qualifying Tier 3 project in a commercial zone.
- c. **Parking:**
  - i. **Automotive Parking.** Automobile parking shall be provided consistent with the LAMC and/or Assembly Bill (AB) 2097. A greater number than the minimum required may be provided at the applicant's discretion. In the event that the number of On-Site Restricted Affordable Units should increase or the composition of such units should change, then no modification of this determination shall be necessary and the number of vehicle parking spaces shall be re-calculated consistent with LAMC Section 12.22 A.31.
  - ii. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16. In the event that the number of On-Site Restricted Affordable Units should increase or the composition of such units should change, then no modification of this determination shall be necessary and the number of bicycle parking spaces shall be re-calculated by the Department of Building and Safety consistent with LAMC Section 12.21 A.16.
  - iii. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable units which shall include any required parking in the base rent or sales price, as verified by LAHD.

**7. Additional Incentives:**

- a. **Open Space.** The project may be permitted a maximum reduction of 25 percent in the required amount of open space.

**Design Conformance Conditions**

**8. Building Facades:**

- a. The project shall utilize a minimum of two different materials on all building facades. Windows, doors, balcony railings, and decorative features (such as light fixtures, planters, etc.) shall not count towards this requirement.
- b. Along the project's ground floor façade along Venice Boulevard, the project shall incorporate no less than a total of 45 horizontal feet of transparent/glazed surfaces, such as windows and transparent doors. Transparent/glazed surfaces must be a minimum of



four feet in height to count towards this requirement. Vehicle access ways/gates and ventilation openings shall not count towards this requirement.

9. **Landscaping.** 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. The landscape plan shall indicate landscape points for the project equivalent to 10 percent more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines.
10. **Parking.** With the exception of vehicle and pedestrian entrances and air grilles, any ground-level vehicle parking shall be completely enclosed along all sides of the building.

#### **Site Plan Review Conditions**

11. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping on all exposed sides (those not adjacent to a building wall).
12. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.
13. **Maintenance.** The subject property, including any trash storage areas, associated parking facilities, sidewalks, driveways, yard areas, parkways, and exterior walls along the property lines, shall be maintained in an attractive condition and shall be kept free of trash and debris.
14. **Trash.** Trash receptacles shall be stored within a fully enclosed portion of the building at all times. Trash/recycling containers shall be locked when not in use and shall not be placed in or block access to required parking.
15. **Sustainability:**
  - a. The project shall comply with Section 99.05.211.1 of the LAMC regarding solar energy infrastructure.
  - b. 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 the LAMC.

#### **Administrative Conditions**

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

17. **Notations on Plans.** Plans submitted to the Department of Building & 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.
18. **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.
19. **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.
20. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the LAMC, Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & 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 & 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.
21. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, 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.
22. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
23. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
24. **Expedited Processing Section Fee.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
25. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

  - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the

entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out, in whole or in part, of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

## **PROJECT BACKGROUND**

The subject property consists of 13 contiguous lots encompassing a total of approximately 29,526 square feet of lot area. The property is rectangular-shaped and occupies an entire block along Venice Boulevard between Overland Avenue and Keystone Avenue, with street frontages of approximately 292 feet along the southern side of Venice Boulevard, approximately 100 feet along the eastern side of Overland Avenue, and approximately 100 feet along the western side of Keystone Avenue. An alley abuts the subject property to the rear/south. The project site is located within the Palms – Mar Vista – Del Rey Community Plan and is zoned C2-1 with a corresponding land use designation of Community Commercial. The project site is also located within a Transit Priority Area within the City of Los Angeles. The property is not within the boundaries of any other specific plan or interim control ordinance.

The subject property is currently partially vacant and partially developed with various one-story commercial automobile repair/service buildings and a gas station. The proposed project involves the construction of a new seven-story, approximately 78 feet-high mixed-use residential and commercial building with 136 residential units above approximately 6,000 square feet of commercial space on the ground floor. The proposed building will encompass approximately 110,221 square feet in total building area, resulting in a Floor Area Ratio (FAR) of approximately 3.75:1. Of the 136 proposed residential units, 14 units will be set aside for Extremely Low Income households to satisfy the TOC program requirements. The project proposes to provide 161 automobile parking spaces, including 122 residential parking spaces and 39 commercial parking spaces, in one subterranean parking level and on portions of the ground and second levels. The project will also provide 100 long-term bicycle parking spaces and 14 short-term bicycle parking spaces. The project proposes to provide approximately 13,200 square feet of open space to meet the requirements of the TOC program and the LAMC, divided between outdoor courtyard spaces on the third and seventh floors, a rooftop deck, and various interior amenity spaces and common rooms. The project will maintain front yard, side yard, and rear yard setbacks of zero feet along Venice Boulevard, Overland Avenue, Keystone Avenue, and the alley, respectively, as permissible by LAMC Section 12.22 A.18(c)(3) for mixed-use residential and commercial projects fronting a street or alley.

### **Streets**

Venice Boulevard, adjoining the subject property to the north, is a designated Boulevard II, with a designated right-of-way width of 110 feet. Along the subject property's street frontage, Venice Boulevard is currently dedicated to a total right-of-way width of approximately 220 feet and improved with center parkway, curb, gutter, and sidewalk.

Overland Avenue, adjoining the subject property to the west, is a designated Boulevard II, with a designated right-of-way width of 110 feet. Along the subject property's street frontage, Overland Avenue is currently dedicated to a total right-of-way width of 100 feet and improved with curb, gutter, and sidewalk.

Keystone Avenue, adjoining the subject property to the east, is a Standard Local Street, with a designated right-of-way width of 60 feet. Along the subject property's street frontage, Keystone Avenue is currently dedicated to a total right-of-way width of 60 feet and improved with center parkway, curb, gutter, and sidewalk.

An Alley, adjoining the subject property to the south, is currently dedicated to a total right-of-way width of 15 feet and improved with pavement.

## **TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND**

Measure JJJ was adopted by the Los Angeles City Council on December 13, 2016. Section 6 of the Measure instructed the Department of City Planning to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, a transit-based affordable housing incentive program. The measure required that the Department adopt a set of TOC Guidelines, which establish incentives for residential or mixed-use projects located within 1/2 mile of a major transit stop. Major transit stops are defined under existing State law.

The TOC Guidelines, adopted September 22, 2017, establish a tier-based system with varying development bonuses and incentives based on a project's distance from different types of transit; a project in closer proximity to significant rail stops or the intersection of major bus rapid transit lines is rated a higher tier. The largest bonuses are reserved for those projects in the highest tiers. Required percentages of affordable housing are also increased incrementally in each higher tier. The incentives provided in the TOC Guidelines describe the range of bonuses from particular zoning standards that applicants may select.

The subject property is located within a Tier 3 TOC Affordable Housing Incentive Area, qualified by its proximity to the intersection of a Major Transit Stop. The project site is located at the intersection of Venice Boulevard and Overland Avenue, where the Metro 33 bus line, classified as a Next-Gen Tier 1 Rapid bus line, intersects with the Santa Monica Big Blue Bus Rapid 12 bus line. As such, the project meets the eligibility requirement for a TOC Housing Development to be located within 2,640 feet of a Major Transit Stop and the eligibility requirement for a Tier 3 project to be located within 1,500 feet of the intersection of two rapid bus lines, each with average frequencies of service intervals of less than 15 minutes during peak times.

The project meets all eligibility requirements for the TOC Affordable Housing Incentive Program. As an eligible Housing Development and pursuant to the TOC Guidelines, the project is eligible for Base Incentives and up to three Additional Incentives. As base incentives, the project is eligible to (1) increase the maximum allowable number of dwelling units permitted by 70 percent; (2) increase the maximum allowable FAR up to 3.75:1 for a Tier 3 project in a commercial zone; and (3) provide automobile parking at a ratio of 0.5 spaces per unit, although this requirement may be superseded by other State requirements. The project is seeking a 70 percent density increase and an increase in FAR to 3.75:1 and will provide at least the minimum number of parking spaces required. The project is also requesting one Additional Incentive, for a maximum reduction of 25 percent in the required amount of open space. The project meets the TOC Guideline requirements of providing at least four percent of the base units for Extremely Low Income Households in exchange for being granted the one requested Additional Incentive. The project is setting aside 14 units for Extremely Low Income Households, which equates to approximately 17.5 percent of the 80 base units permitted through the underlying zoning of the site.

## **HOUSING REPLACEMENT BACKGROUND**

Pursuant to LAMC Section 12.22 A.31(b)(1), a Housing Development located within a Transit Oriented Communities (TOC) Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets any applicable replacement requirements of California Government Code Section 65915(c)(3) (California State Density Bonus Law).



Assembly Bill 2222 (AB 2222) amended the State Density Bonus Law to require applicants of density bonus projects filed as of January 1, 2015 to demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

On September 28, 2016, Governor Brown signed Assembly Bill 2556 (AB 2556) which further amended the State Density Bonus Law. The amendments took effect on January 1, 2017. AB 2556 clarifies the implementation of the required replacement of affordable units in Density Bonus projects, first introduced by AB 2222. AB 2556 further defines "equivalent size" to mean that as a whole, the new units must contain at least the same total number of bedrooms as the units being replaced.

In addition to the requirements of California State Density Bonus Law, on October 9, 2019, the Governor signed into law the Housing Crisis Act of 2019 (SB 330, and as amended by SB 8), which creates new state laws regarding the production, preservation and planning for housing, and establishes a statewide housing emergency until January 1, 2025. During the duration of the statewide housing emergency, SB 330 (and as amended by SB 8) creates, among other things, new housing replacement requirements for Housing Development Projects by prohibiting the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant "Protected Units" unless the proposed housing development project replaces those units. The project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the property within the past 5 years. Additionally, the project must also replace all existing or demolished "Protected Units".

The subject property is currently partially vacant and partially developed with various one-story commercial automobile repair/service buildings and a gas station. LAHD has determined, per the SB 330 Replacement Unit Determination letter dated September 9, 2020, that the property was formerly developed with four protected residential units, one of which must be replaced at the Extremely Low Income level, one of which must be replaced at the Very Low Income level, one of which must be replaced at the Low Income level, and one of which may be market-rate but must be protected as a rent-stabilized unit pursuant to the City's Rent Stabilization Ordinance. The project will comply with these and any additional applicable requirements of LAHD. The Determination made by LAHD provides additional information.

#### **TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS AND APPLICATION AND APPROVALS**

To be an eligible Transit Oriented Communities (TOC) Housing Development, a project must meet the Eligibility criteria set forth in Section IV of the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines). A Housing Development located within a TOC Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets all of the following requirements, which the request herein does:

1. ***On-Site Restricted Affordable Units.*** *In each Tier, a Housing Development shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages described below. The minimum number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.*

- a. *Tier 1 - 8% of the total number of dwelling units shall be affordable to Extremely Low Income (ELI) income households, 11% of the total number of dwelling units shall be affordable to Very Low (VL) income households, or 20% of the total number of dwelling units shall be affordable to Lower Income households.*
- b. *Tier 2 - 9% ELI, 12% VL or 21% Lower.*
- c. *Tier 3 - 10% ELI, 14% VL or 23% Lower.*
- d. *Tier 4 - 11% ELI, 15% VL or 25% Lower.*

The project site is located within a Tier 3 TOC Affordable Housing Incentive Area. As part of the proposed development, the project is required to reserve a minimum of ten percent of the total number of on-site dwelling units for Extremely Low Income Households. The project will reserve a total of 14 on-site dwelling units for Extremely Low Income Households, which equates to 10 percent of the 136 total dwelling units proposed as part of the Housing Development, and thus meets the eligibility requirement for On-Site Restricted Affordable Units.

- 2. ***Major Transit Stop.*** *A Housing Development shall be located on a lot, any portion of which must be located within 2,640 feet of a Major Transit Stop, as defined in Section II and according to the procedures in Section III.2 of the TOC Guidelines.*

As defined in the TOC Guidelines, a Major Transit Stop means a site with an existing rail transit station 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. The project site is located at the intersection of Venice Boulevard and Overland Avenue, where the Metro 33 bus line, classified as a Next-Gen Tier 1 Rapid bus line, intersects with the Santa Monica Big Blue Bus Rapid 12 bus line. As such, the project meets the eligibility requirement for a TOC Housing Development to be located within 2,640 feet of a Major Transit Stop and the eligibility requirement for a Tier 3 project to be located within 1,500 feet of the intersection of two rapid bus lines, each with average frequencies of service intervals of less than 15 minutes during peak times.

- 3. ***Housing Replacement.*** *A Housing Development must meet any applicable housing replacement requirements of California Government Code Section 65915(c)(3), as verified by LAHD prior to the issuance of any building permit. Replacement housing units required per this section may also count towards other On-Site Restricted Affordable Units requirements.*

Pursuant to the Determination made by LAHD dated September 9, 2020 and attached to the subject case file, the subject property is currently entirely vacant. LAHD has determined that the property was formerly developed with four protected residential units, one of which must be replaced at the Extremely Low Income level, one of which must be replaced at the Very Low Income level, one of which must be replaced at the Low Income level, and one of which may be market-rate but must be protected as a rent-stabilized unit pursuant to the City's Rent Stabilization Ordinance. The project will comply with these and any additional applicable requirements of LAHD. As such, the project meets the eligibility requirement for providing replacement housing consistent with California Government Code Section 65915(c)(3).

4. **Other Density or Development Bonus Provisions.** *A Housing Development shall not seek and receive a density or development bonus under the provisions of California Government Code Section 65915 (state Density Bonus law) or any other State or local program that provides development bonuses. This includes any development bonus or other incentive granting additional residential units or floor area provided through a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Plan Implementation Overlay (CPIO), Specific Plan, or overlay district.*

The project is not seeking any additional density or development bonuses under the provisions of the State Density Bonus Law or any other State or local program that provides development bonuses, including, but not limited to a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Implementation Overlay (CPIO), Specific Plan, or overlay district. As such, the project meets this eligibility requirement.

5. **Base Incentives and Additional Incentives.** *All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below “base units” refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in the Eligibility Requirement No. 1 above (except Moderate Income units).*

- a. *One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low Income Households, at least 5% of the base units for Very Low Income Households, at least 10% of the base units for Lower Income Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.*
- b. *Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units for Very Low Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.*
- c. *Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units for Very Low Income Households, at least 30% of the base units for Lower Income Households, or at least 30% of the base units for persons and families of Moderate Income in a common interest development.*

As an eligible housing development, the project is eligible to receive the Base Incentives listed in the TOC Guidelines. The project is also requesting one Additional Incentive, for a maximum reduction of 25 percent in the required amount of open space. The project meets the TOC Guideline requirements of providing at least four percent of the base units for Extremely Low Income Households in exchange for being granted the one requested Additional Incentive. The project is setting aside 14 units for Extremely Low Income Households, which equates to approximately 17.5 percent of the 80 base units permitted through the underlying zoning of the site. As such, the project meets the eligibility

requirements for both on-site restricted affordable units and Base and Additional Incentives.

6. **Projects Adhering to Labor Standards.** *Projects that adhere to the labor standards required in LAMC 11.5.11 may be granted two Additional Incentives from the menu in Section VII of these Guidelines (for a total of up to five Additional Incentives).*

The project is not seeking any Additional Incentives beyond the one permitted in exchange for reserving at least four percent of the base units for Extremely Low Income Households. The project is setting aside 14 units for Extremely Low Income Households, which equates to approximately 17.5 percent of the 80 base units permitted through the underlying zoning of the site. As such, the project need not adhere to the labor standards required in LAMC Section 11.5.11, and this eligibility requirement does not apply.

7. **Multiple Lots.** *A building that crosses one or more lots may request the TOC Incentives that correspond to the lot with the highest Tier permitted by Section III above.*

The subject property consists of 13 contiguous lots, all of which are within 1,500 feet of the intersection of two rapid bus lines, each with average frequencies of service intervals of less than 15 minutes during peak times. As such, the highest corresponding Tier permitted by the TOC Guidelines is Tier 3, and the project is therefore an eligible Tier 3 housing development.

8. **Request for a Lower Tier.** *Even though an applicant may be eligible for a certain Tier, they may choose to select a Lower Tier by providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier and be limited to the Incentives available for the lower Tier.*

The applicant has not selected a Lower Tier and is not providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier. As such, this eligibility requirement does not apply.

9. **100% Affordable Housing Projects.** *Buildings that are Eligible Housing Developments that consist of 100% On-Site Restricted Affordable units, exclusive of a building manager's unit or units shall, for purposes of these Guidelines, be eligible for one increase in Tier than otherwise would be provided.*

The project is not seeking eligibility for an increase in one Tier than otherwise would be provided.

10. **Design Conformance.** *Projects seeking to obtain Additional Incentives shall be subject to any applicable design guidelines, including any Community Plan design guidelines, Specific Plan design guidelines, and/or Citywide Design Guidelines and may be subject to conditions to meet design performance. The conditions shall not preclude the ability to construct the building with the residential density permitted by Section VI of the TOC Guidelines.*

The project seeks one (1) Additional Incentive. The proposed development conforms to the Citywide Design Guidelines and has been conditioned to ensure a well-designed development and compliance with the Design Guidelines. The project has been designed to incorporate visually interesting variations in building material and massing. Additionally, the project has been conditioned to provide glazing and transparent surfaces along the

street frontages as well as landscaping and buffers around all utilities such as transformers and to completely enclose any visible automobile parking to minimize impacts on surrounding properties. These design features do not preclude the provision of the permitted density of residential units. Thus, the project conforms to the applicable design guidelines and conditions have been imposed accordingly.

### **TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM / AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS**

Pursuant to Section 12.22 A.31(e) of the LAMC, the Director shall review a Transit Oriented Communities Affordable Housing Incentive Program project application in accordance with the procedures outlined in LAMC Section 12.22 A.25(g).

**1. Pursuant to Section 12.22 A.25(g) of the LAMC, the Director shall approve a density bonus and requested incentive(s) unless the director 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 Director to make a finding that the requested incentives do not result in identifiable and actual affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The list of Additional Incentives in the Transit Oriented Communities Guidelines were pre-evaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the Additional Incentives are required to provide for affordable housing costs because the Incentives by their nature increase the scale of the project, allow for design efficiencies, and accommodate the construction of floor area to support the operational costs and construction of the affordable housing units.

**Open Space.** The requested incentive to reduce the required amount of open space is expressed in the Menu of Incentives in the TOC Guidelines which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. In this case, the applicant has requested to reduce the amount of open space by 25 percent. The requested incentive allows the developer to expand the building footprint and enables the provision of additional floor area and more residential units, including affordable units, while remaining in compliance with all other applicable zoning regulations. The provision of additional housing units at higher income levels offsets costs associated with providing affordable housing units at the Extremely Low Income level and enables the provision of additional units set aside for Extremely Low Income households. Therefore, the incentive further supports the applicant's decision to reserve 14 units for Extremely Low Income Households and facilitates the creation of affordable housing units.

Therefore, the Additional Incentive results in identifiable and actual cost reductions to provide for affordable housing.

- b. *The Incentive 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 methods 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 evidence that the proposed incentives will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. 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)). The project 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. Accordingly, the project will not have a significant impact on any historic resources.

The project site is located within a Methane Buffer Zone and thus will be required to comply with all applicable regulatory measures governing construction in such areas, which will prevent any significant impacts. The property is not located in a Liquefaction zone, on a substandard street in a Hillside area, in a Very High Fire Hazard Severity Zone, or in any other special hazard area. The project is required to comply with all other pertinent regulations including those governing construction, use, and maintenance, and will not create any significant direct impacts on public health and safety. Therefore, there is no substantial evidence that the proposed project, and thus the requested incentive, will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource.

- c. *The Incentives are contrary to state or federal law.*

There is no substantial evidence in the record indicating that the requested Incentives are contrary to any State or federal laws.

## **SITE PLAN REVIEW FINDINGS**

2. **The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and does not conflict with any applicable regulations, standards, and any applicable specific plan.**

The project site is located within the Palms – Mar Vista – Del Rey Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Community Commercial land uses corresponding to the CR, C2, C4, RAS3, and RAS4 zones. The subject property is zoned C2-1, and is thus consistent with the land use designation on the site. The project site is

also located within a Transit Priority Area in the City of Los Angeles. The project site is not subject to any other overlay or interim control ordinance.

With the exception of the requests herein, which enable the provision of affordable housing units, the proposed project is otherwise consistent with the requirements of the underlying zone. The project proposes a new mixed-use residential and commercial development on a site designated for such uses. The requested Incentives are permissible by the provisions of the TOC program and the project will comply with all other applicable provisions of the zoning code.

The project is also consistent with the following goals and objectives of the Palms – Mar Vista – Del Rey Community Plan:

**GOAL 1: "A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL COMMUNITY RESIDENTS."**

*Objective 1-1: "To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010."*

*Policy 1-1.1: "Provide for adequate multi-family residential development."*

*Objective 1-2: "To reduce vehicular trips and congestion by developing new housing in proximity to services and facilities."*

*Objective 1-4: "To promote the adequacy and affordability of multiple-family housing and increase its accessibility to more segments of the population."*

**GOAL 2: "A STRONG AND COMPETITIVE COMMERCIAL SECTOR WHICH PROMOTES ECONOMIC VITALITY, SERVES THE NEEDS OF THE COMMUNITY THROUGH WELL DESIGNED, SAFE AND ACCESSIBLE AREAS WHILE PRESERVING THE HISTORIC, COMMERCIAL AND CULTURAL CHARACTER OF THE COMMUNITY."**

*Objective 2-1: "To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services within existing commercial areas."*

*Objective 2-2: "To promote distinctive commercial districts and pedestrian-oriented areas."*

*Objective 2-3: "To enhance the appearance of commercial districts."*

The project is further consistent with other elements of the General Plan, including the Framework Element, the Housing Element, and the Mobility Element. The Framework Element was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The project supports the following goals and objectives of the Framework Element:

**GOAL 4A: "AN EQUITABLE DISTRIBUTION OF HOUSING OPPORTUNITIES BY TYPE AND COST ACCESSIBLE TO ALL RESIDENTS OF THE CITY."**

*Objective 4.1: "Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City sub-region to meet the projected housing needs by income level of the future population..."*

The Housing Element of the General Plan provides land use policies and programs that encourage development of affordable housing across the City. The project also supports the following goals and objectives of the Housing Element:

**GOAL 1: "HOUSING PRODUCTION AND PRESERVATION."**

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

**GOAL 2: "SAFE, LIVEABLE, AND SUSTAINABLE NEIGHBORHOODS."**

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

*Objective 2.5: "Promote a more equitable distribution of affordable housing opportunities throughout the City."*

The Mobility Element of the General Plan, also known as Mobility Plan 2035, provides policies with the ultimate goal of developing a balanced transportation network for all users. The project supports the following policies of the Mobility Element:

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

*Policy 5.2: "Support ways to reduce vehicle miles traveled (VMT) per capita."*

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

The project proposes the development of a new mixed-use multi-family and commercial development that will provide much-needed housing, including affordable housing, and neighborhood-serving commercial uses. Accordingly, the project fulfills the Community Plan, Framework Element, and Housing Element goals and objectives of providing quality housing for all persons in the community, including those at all income levels. The project utilizes development incentives to provide a higher number of residential units than would otherwise be permitted, thereby facilitating the creation of a higher number of affordable units and addressing the need for affordable housing in the City.

The project is located on Venice Boulevard, a major arterial roadway currently developed with a variety of low-density automotive repair and service uses; as such, the project fulfills the goal of redeveloping such corridors with the exact type of development envisioned and desired for this location, while also improving the physical environment with more modern and more attractive improvements. Additionally, the project is located in central Los



Angeles in a heavily urbanized and bustling neighborhood developed with extensive jobs, services, and transit. Thus, by locating higher-density development along major transit corridors and by providing commercial services and jobs in proximity to residences, the project will contribute towards the creation of sustainable neighborhoods and a reduction in vehicle trips and VMT. The project will further promote mobility and sustainable environments by providing active and transparent building facades, amenities such as outdoor open space, and incorporating new and additional landscaping, all of which will significantly improve pedestrian movement and the quality of the streetscape in the area. The proposed improvements represent a significant improvement over the existing site conditions which consist of a surface parking lot and help realize the City's goals. The project will also implement any dedications and improvements as required by the Bureau of Engineering, which will further facilitate and enhance movement of all forms across the neighborhood.

In addition, the project has been conditioned to include automobile parking spaces both ready for immediate use by electric vehicles (e.g. with electric vehicle chargers installed) and capable of supporting electric vehicles in the future, as well as to provide solar infrastructure, all in conformance with current building code requirements. Together, these conditions further support applicable policies in the Health and Wellness Element, Air Quality Element, and Mobility Element of the General Plan by reducing the level of pollution/greenhouse gas emissions, ensuring new development is compatible with alternative fuel vehicles, and encouraging the adoption of low emission fuel sources and supporting infrastructure. These conditions also support good planning practice by promoting overall sustainability and providing additional benefits and conveniences for residents, workers, and visitors.

The project contributes to and furthers the relevant goals, objectives, and policies of the plans that govern land use and development in the City. In addition, the project does not substantially conflict with any applicable plan or other regulation. Therefore, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the applicable Community Plan.

**3. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on neighboring properties.**

The subject property consists of 13 contiguous lots encompassing a total of approximately 29,526 square feet of lot area. The property is rectangular-shaped and occupies an entire block along Venice Boulevard between Overland Avenue and Keystone Avenue. An alley abuts the subject property to the rear/south.

The subject property is currently partially vacant and partially developed with various one-story commercial automobile repair/service buildings and a gas station. The proposed project involves the construction of a new seven-story, approximately 76 feet-high mixed-use residential and commercial building with 136 residential units above approximately 6,000 square feet of commercial space on the ground floor. The proposed building will encompass approximately 110,221 square feet in total building area, resulting in a Floor Area Ratio (FAR) of approximately 3.75:1. The project proposes to provide 161 automobile parking spaces, including 122 residential parking spaces and 39 commercial parking spaces, in one subterranean parking level and on portions of the ground and second levels. The project will also provide 100 long-term bicycle parking spaces and 14 short-

term bicycle parking spaces. The project proposes to provide approximately 13,200 square feet of open space to meet the requirements of the TOC program and the LAMC, divided between outdoor courtyard spaces on the third and seventh floors, a rooftop deck, and various interior amenity spaces and common rooms. The project will maintain front yard, side yard, and rear yard setbacks of zero feet along Venice Boulevard, Overland Avenue, Keystone Avenue, and the alley, respectively, as permissible by LAMC Section 12.22 A.18(c)(3) for mixed-use residential and commercial projects fronting a street or alley.

The project and all of its pertinent improvements will be compatible with neighboring properties. The project is a desirable mixed-use residential and commercial development in a location and neighborhood zoned and designated for such uses. The project site is located in a heavily developed area in close proximity to high-quality transit options. The project will provide much-needed affordable housing and will not preclude any future development on the subject property or on any adjacent property. Accordingly, the project has been designed such that its significant features and improvements will be compatible with the surrounding area, as follows:

#### Height, Bulk, Setbacks

As depicted in Exhibit "A", the proposed project consists of the construction of a new seven-story mixed-use building. The proposed building will encompass approximately 110,221 square feet in total building area and will rise to a height of approximately 78 feet (with limited exceptions for roof structures, per the LAMC).

The City's zoning regulations, specifically those that govern building height, mass, and location on a property, are intended to ensure that a development is compatible with its surroundings and is appropriate for its location. The underlying C2-1 Zone limits the project to a maximum FAR of 1.5:1, although it does not prescribe any building height limits. However, as a TOC development the project is eligible for Incentives to increase the FAR; accordingly, the project is seeking Incentives to permit the maximum FAR as proposed. As there is no underlying height limit, the project is entirely consistent with the underlying zone with regards to building height.

LAMC Section 12.22 A.18(c)(3) states in pertinent part that "No yard requirements shall apply to the residential portions of buildings located on lots in the CR, C1, C1.5, C2, C4, and C5 Zones used for combined commercial and residential uses, if such portions are used exclusively for residential uses, abut a street, private street or alley, and the first floor of such buildings at ground level is used for commercial uses or for access to the residential portions of such buildings". As the project site spans an entire city block and otherwise meets the provisions of this section, no yard requirements apply to the proposed project. Accordingly, the project proposes zero-foot yard setbacks on all sides.

The proposed building height, mass, and setbacks are all consistent/permissible with all applicable zoning regulations and the TOC Guidelines, and as a result will be compatible with adjacent properties. The project will complement many existing multi-family developments in the area. The proposed building's active and transparent façade along Venice Boulevard will enhance a significant stretch of currently underdeveloped and partially vacant land. Additionally, as the project site is located near a Major Transit Stop, the project will enhance and encourage pedestrian mobility and access. The project further varies building mass with two interior open courtyards open from the third level to the sky, as well as interesting architectural features such as glazing and shielding treatments along

the street frontages. Furthermore, the project meets all required setback requirements. Therefore, the project's height, mass, and setbacks will be compatible with adjacent properties.

#### Site Layout – Parking, Trash Collection, Landscaping, and Lighting

At the ground floor, the project proposes commercial tenant space and a residential lobby prominently located along the Venice Boulevard street frontage. Vehicle parking will be provided in the remainder of the ground floor to the rear, with vehicular access located off of the rear alley. Trash collection will be entirely enclosed within the building footprint and may be accessed via the parking level and Venice Boulevard via a pedestrian door.

The proposed site layout is thoughtful and will minimize any potential impacts to the project's surroundings. The main street frontage along Venice Boulevard, as well as the prominent street corners at Overland Avenue and Keystone Avenue, are all activated with transparent semi-public and commercial uses and is further enhanced with interesting architectural materials; these design elements will enhance the project's surroundings, encourage pedestrian activity along the street, and facilitate movement and access along a major arterial commercial corridor.

Short-term bicycle parking is proposed along the street frontage at the ground level, while long-term bicycle parking is stored in dedicated enclosures at the rear of the ground level; both locations maximize convenience and enable residents and guests to safely and easily access an alternative mode of transportation. The proposed trash collection location is also easily accessible yet fully enclosed within the building footprint, thereby shielding the trash enclosures from view by adjacent properties.

The project includes several prominent open space areas, including open courtyards at the third level, an outdoor space at the seventh level, and on the rooftop. These areas will be landscaped with planters and provide valuable outdoor recreation and amenity space. The courtyard design further provides variations in building massing and enables more air and sunlight to reach interior units. The landscaping provided will also enhance the appearance of the building both internally and from various external angles; as such, the project will both enhance the surrounding area and be compatible with other improvements on the subject property and abutting properties.

Furthermore, appropriate lighting and additional landscaping have been conditioned and will be provided in accordance with the requirements of the LAMC. The project has been designed to provide adequate lighting for operation and safety and to meet all regulations while limiting potential impacts. Additional landscaping such as street trees will be provided throughout the property per the requirements of the applicable City agencies. Therefore, for all of these reasons, the project will significantly improve the physical appearance of the property and will be compatible with existing and future development on the subject property and on surrounding properties.

- 4. Any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.**

The project proposes to provide approximately 13,200 square feet of open space to meet the requirements of the TOC program and the LAMC, divided between outdoor spaces on

the third floor and the seventh floor, a rooftop deck, various interior amenity spaces and common rooms, and private balconies for certain units.

The project will provide a wide array of high-quality recreational and service amenities for residents of the development. The courtyards and the rooftop deck will provide landscaping, seating, casual dining, and other amenities for residents and guests. Various indoor fitness center and lounge spaces will provide further unique and valuable amenities for residents and guests. The project will also provide private outdoor spaces in the form of balconies accessible through various individual units, thereby adding quality and value to individual residences. Therefore, the project provides many different recreational and service amenities which will improve habitability for residents, and will minimize impacts on neighboring properties.

### **ENVIRONMENTAL FINDINGS**

5. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of a flood zone.

### **OBSERVANCE OF CONDITIONS – TIME LIMIT – LAPSE OF PRIVILEGES**

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

### **TRANSFERABILITY**

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

### **VIOLATION OF THESE CONDITIONS, A MISDEMEANOR**

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment.

**APPEAL PERIOD - EFFECTIVE DATE**

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

**Online Application System (OAS):** The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

**Drop off at DSC.** Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

*Metro DSC  
(213) 482-7077  
201 North Figueroa Street,  
4<sup>th</sup> Floor  
Los Angeles, CA 90012  
Planning.figcounter@lacity.org*

*Van Nuys DSC  
(818) 374-5050  
6262 Van Nuys Boulevard,  
Suite 251  
Van Nuys, CA 91401  
Planning.mbc2@lacity.org*

*West Los Angeles DSC  
(CURRENTLY CLOSED)  
(310) 231-2901  
1828 Sawtelle Boulevard,  
2nd Floor  
Los Angeles, CA 90025  
Planning.westla@lacity.org*

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



*QR Code to Online Appeal Filing*



*QR Code to Forms for In-Person Appeal Filing*



*QR Code to BuildLA Appointment Portal for Condition Clearance*

**Pursuant to LAMC Section 12.22 A.25(g)(2)(i)(f), only an applicant, abutting property owners, and abutting tenants can appeal the TOC portion of this Determination. Pursuant to LAMC Section 16.05, any party can appeal the Site Plan Review portion of this Determination.** Per the Density Bonus Provision of State Law (Government Code Section §65915) the Density Bonus increase in units above the base density zone limits, increase in FAR, and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per Sections 12.22 A.25 and 12.22 A.31 of the LAMC, appeals of Transit Oriented Communities Affordable Housing Incentive Program cases are heard by the City Planning Commission.

**Note of Instruction Regarding the Notice of Exception:** Applicant is hereby advised to file the Notice of Exception for the associated Class 32 Categorical Exemption after the issuance of this letter. If filed, the form shall be filed with the County of Los Angeles, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). More information on the associated fees can be found online here: <https://www.lavote.net/home/county-clerk/environmental-notices-fees>. The best practice is to go in person and photograph the posted notice in order to ensure compliance. Pursuant to Public Resources Code Section 21167 (d), the filing of this notice of exemption starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations, **and the possibility of a CEQA appeal, being extended to 180 days.**

VINCENT P. BERTONI, AICP  
Director of Planning

Approved by:

Heather Bleemers  
Senior City Planner

Prepared by:

More Song  
City Planner

Attachments:  
Exhibit A: Architectural Plans

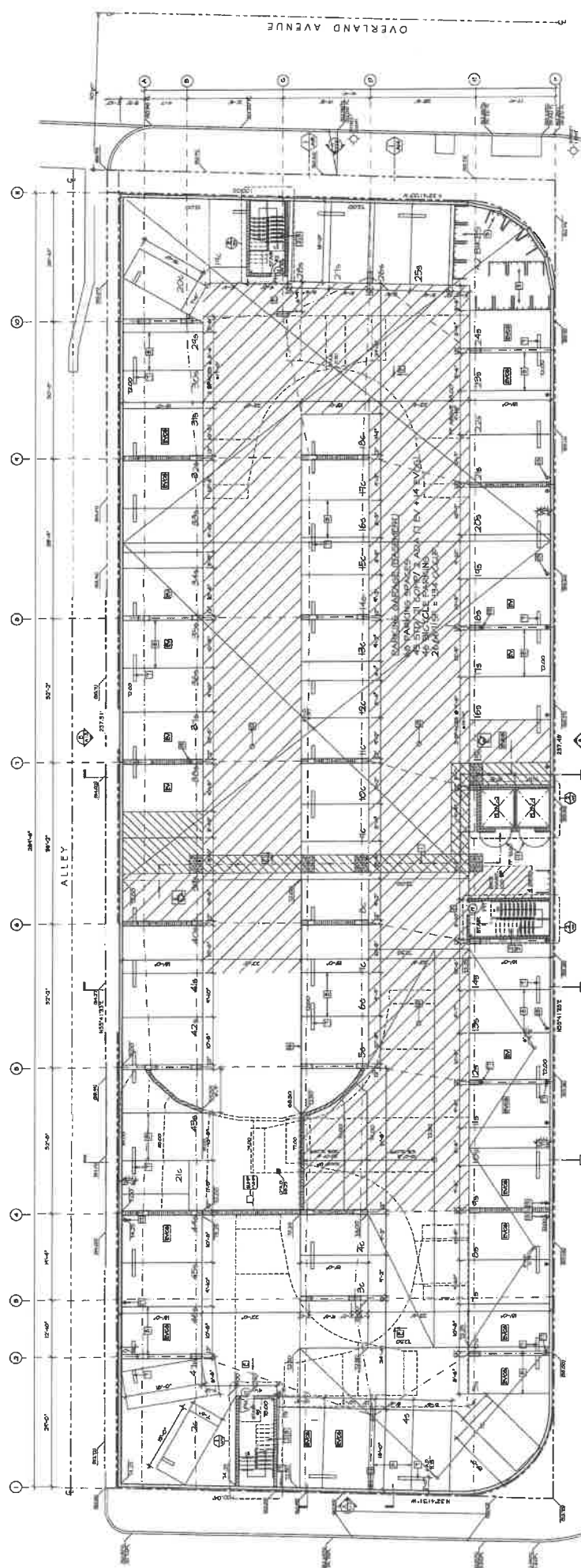












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  - CONC. WALL - 1/93536076503842067923394013554992896-HR-RATED
  - CONC. WALL - 1/18707215300768413584678802710985792-HR-RATED
  - CONC. WALL - 1/37414430601536827169357605421971584-HR-RATED
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  - CONC. WALL - 1/29931544481229461755084843375772672-HR-RATED
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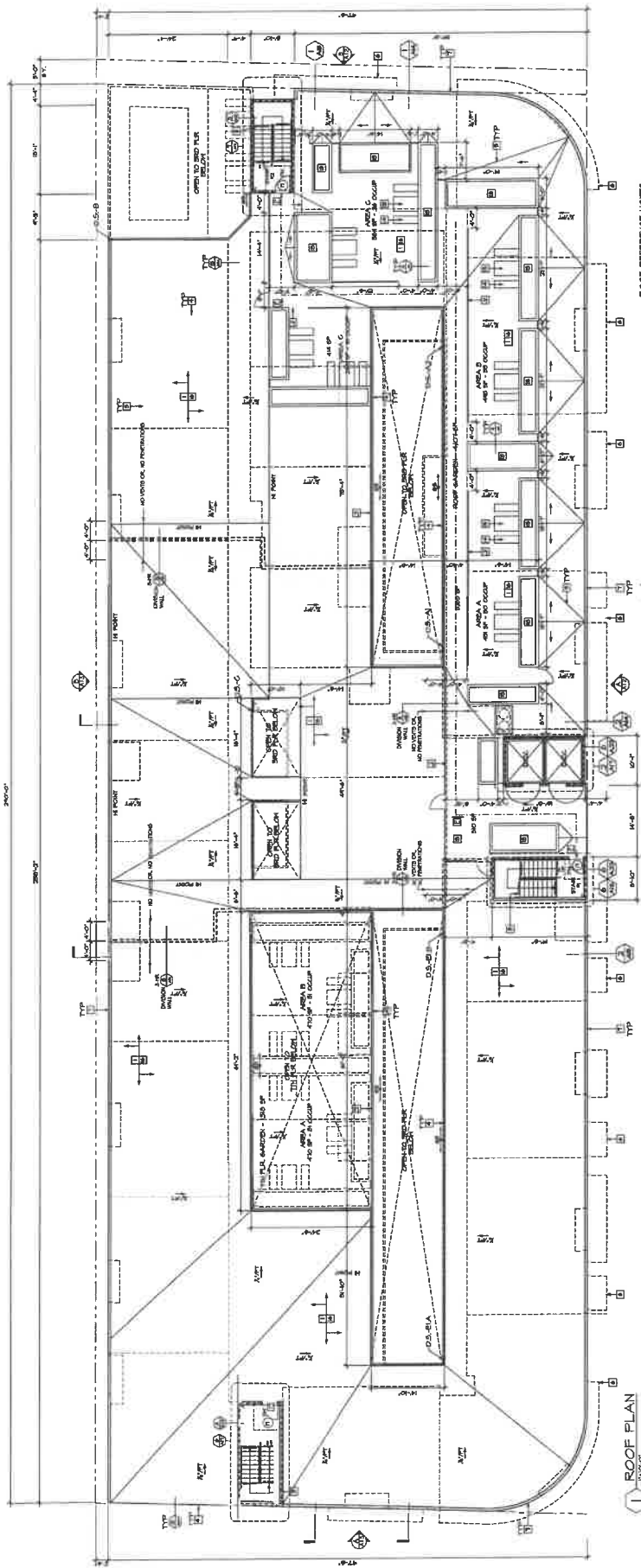












1 ROOF PLAN  
1/8" = 1'-0"

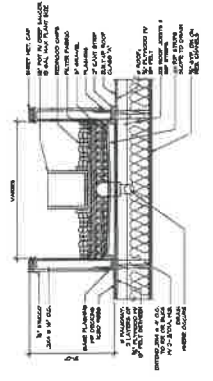
NOTE: ROOM FRAMES & DOWN SPOUTS TO FLOW TO DOWN-WATER FILTRATION PLANTERS. - SEE SHEETS 15-9522

SCALE REFERENCE NOTES:

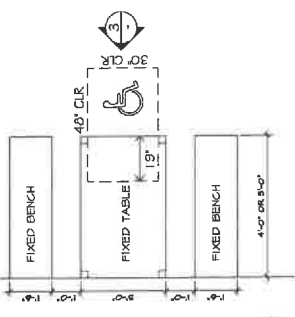
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5 TABLE ELEVATION  
1/8" = 1'-0"



2 TYP FIXED BENCH / TABLE PLAN  
1/8" = 1'-0"

4 TYP ROOF PLANTER  
1/8" = 1'-0"

5 TABLE ELEVATION  
1/8" = 1'-0"

2 TYP FIXED BENCH / TABLE PLAN  
1/8" = 1'-0"

**EXHIBIT A**  
DIR-2021-3405-TOC-SPR-HCA  
PAGE 12 OF 26

DATE	REVISIONS	DATE ISSUED FOR	DATE ISSUED FOR



**URIU & ASSOCIATES**  
ARCHITECTURE, PLANNING  
330 S. GLENDALE AVENUE GLENDALE, CA 91206  
(818) 247-3330

PROJECT TITLE: ROOF PLAN  
JOB TITLE: 10028 W VENICE BLVD  
DRAWN: [Signature]  
CHECKED: [Signature]  
JOB: 2003  
SHEET: A11







- EL PERFORATED STEEL PANELS IN FRONT OF PARKING GARAGE
- EL METAL AWNING
- EL STOREFRONT
- EL METAL LOUVERS
- EL BUILDING ADDRESS PROVIDED AT ENTRANCE OF BUILDING IN ACCORDANCE TO LANC 51 OR 11
- EL FIRE DEPARTMENT CONNECTION

WINDOW SCHEDULE		
TYPE	WIDTH	HEIGHT
1	4'-0"	4'-8"
2	4'-0"	6'-8"
3	4'-0"	8'-8"
4	5'-0"	6'-8"
5	5'-0"	8'-8"

DOOR SCHEDULE		
TYPE	WIDTH	HEIGHT
1	5'-0"	8'-0"
2	5'-0"	8'-6"
3	8'-0"	8'-0"

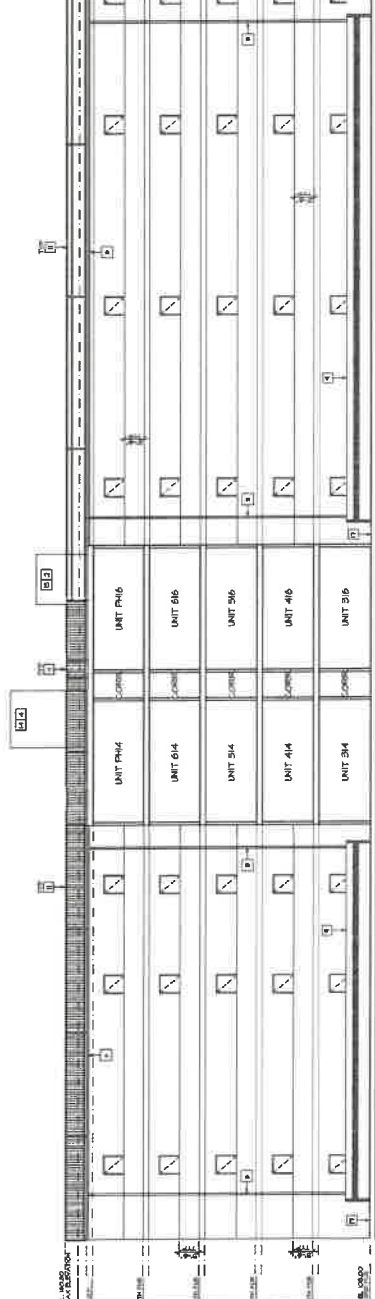
- ELEVATION LEGEND**
- 0-000 EXISTING GRADE ELEVATION
  - 0-000 NEW GRADE ELEVATION
  - GRADE PLANE
  - PLANNING LOWEST POINT ELEV. 82.75
  - BUILDING LOWEST POINT ELEV. 84.02
  - 85.09 7.4 \* 85.25
  - PARADET MALL
  - LINE OF MATERIAL GRADE
  - STORMWATER FILTRATION PLANTER - SEE G3 - G3
  - STAIR TOWER
  - CONCRETE DECK
  - NON-FILTRATION PLANTER
  - STRUCTURAL FOAM

- 15 FT HEIGHT - 20'
- 100' x 100' x 100' x 100' x 100'
- 200' x 200' x 200' x 200' x 200'
- 200' x 100' x 100' x 100' x 100'
- 200' x 100' x 100' x 100' x 100'
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- 200' x 100' x 100' x 100' x 100'



COURTYARD ELEVATION (FACING SOUTH EAST)

- 15 FT HEIGHT - 20'
- 100' x 100' x 100' x 100' x 100'
- 200' x 200' x 200' x 200' x 200'
- 200' x 100' x 100' x 100' x 100'
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- 200' x 100' x 100' x 100' x 100'
- 200' x 100' x 100' x 100' x 100'
- 200' x 100' x 100' x 100' x 100'



COURTYARD ELEVATION (FACING NORTH WEST)

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> <th>DATE</th> <th>ISSUED FOR</th> <th>DATE</th> <th>ISSUED FOR</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REVISIONS	DATE	ISSUED FOR	DATE	ISSUED FOR													<p><b>EXHIBIT A</b></p> <p>DIR-2021-3405-TOC-SFR-HCA</p> <p>PAGE 15 OF 26</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">  </td> <td style="text-align: center;">  </td> </tr> <tr> <td colspan="2" style="text-align: center;"> <p><b>URIU &amp; ASSOCIATES</b> ARCHITECTURE, PLANNING 800 S. GLENDALE AVENUE GLENDALE, CA 91206 (818) 247-2330</p> </td> </tr> <tr> <td style="text-align: center;"> <p>SHEET TITLE COURTYARD ELEVATIONS</p> </td> <td style="text-align: center;"> <p>SHEET A13.1</p> </td> </tr> <tr> <td style="text-align: center;"> <p>JOB TITLE 16028 W VEHICLE BLDG</p> </td> <td style="text-align: center;"> <p>DRAWN CHECKED JOB 2023</p> </td> </tr> </table>			<p><b>URIU &amp; ASSOCIATES</b> ARCHITECTURE, PLANNING 800 S. GLENDALE AVENUE GLENDALE, CA 91206 (818) 247-2330</p>		<p>SHEET TITLE COURTYARD ELEVATIONS</p>	<p>SHEET A13.1</p>	<p>JOB TITLE 16028 W VEHICLE BLDG</p>	<p>DRAWN CHECKED JOB 2023</p>
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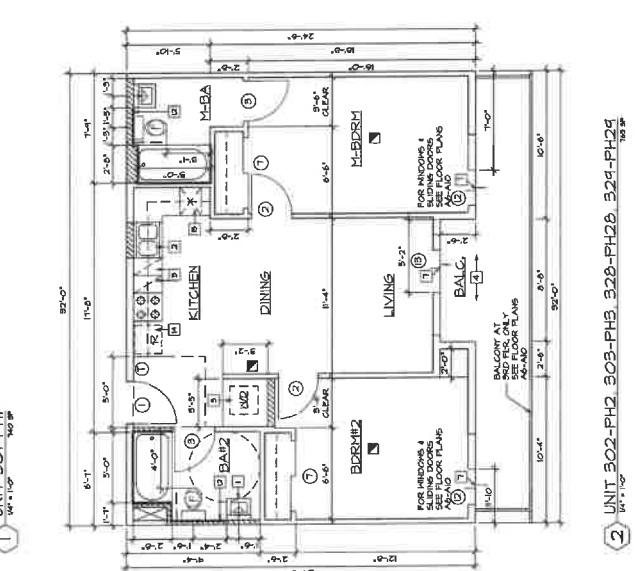
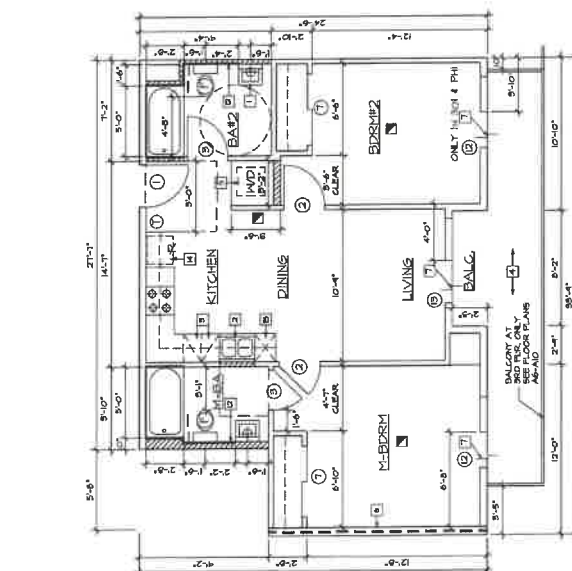
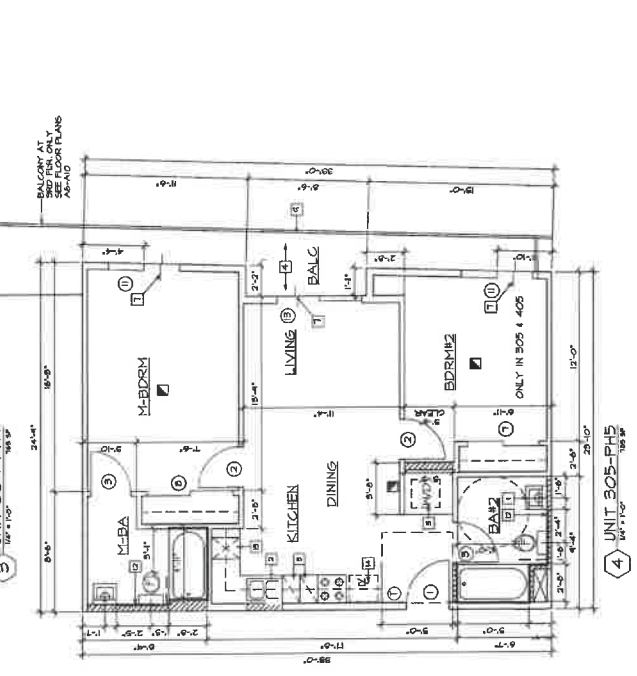
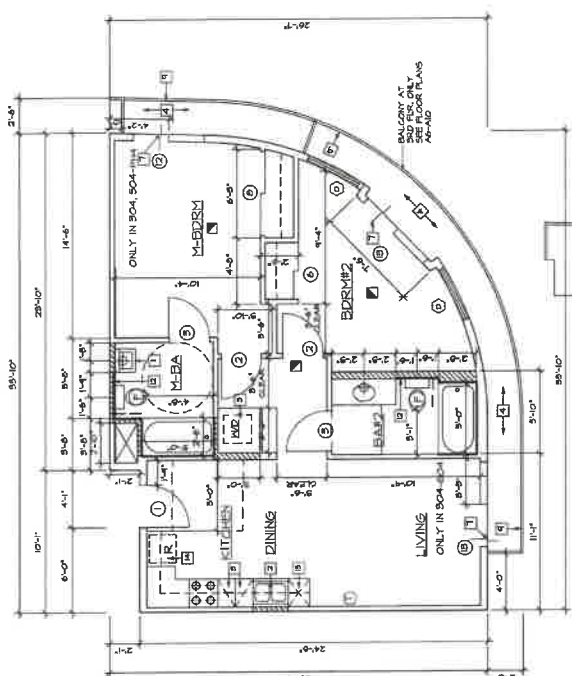
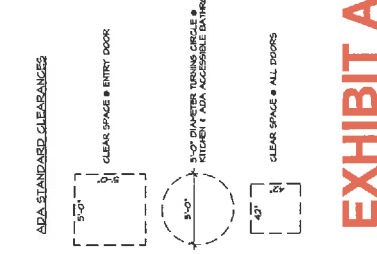






- REFERENCE NOTES**
- 1 MALL HANS SINK WITH FINISHED FLOOR BELOW-TYP. SEE 4-T1003 & 11A-1010/09
  - 2 MALL HANS SINK WITH FINISHED FLOOR BELOW-TYP. SEE 4-T1003 & 11A-1010/09
  - 3 PROVIDE 2'-10" BROADBOARD-TYP.
  - 4 MAGAZINE CRYSTAL SYSTEM B01-25403
  - 5 HANGERS TO COMPLY W/ IBCA
  - 6 PART OF 5-4R HALL - SEE AS-AD FLOOR PLANS
  - 7 1/2" MAX THRESHOLD W/ BEVEL MAX 1/2" TYP
  - 8 4" X 8" ADA COMPLIANT SHOWER SEE B00P FOR ACDS DETAIL
  - 9 40" HIGH HORIZONTAL IRON GUARDRAIL
  - 10 LINEN CABINET
  - 11 30" ROUND BAR
  - 12 42" ROUND BAR
  - 13 ENERGY STAR RATED REFRIGERATOR SEE SPECIFICATION AND PHS MODEL NUMBER
  - 14 ENERGY STAR RATED DISHWASHER SEE SPECIFICATION AND PHS MODEL NUMBER OR BEST AVAILABLE
  - 15 NOTED DISHWASHER SHALL BE ENERGY STAR RATED REFRIGERATOR AND A REFRIGERATOR THAT MEETS ENERGY STAR REQUIREMENTS MUST BE INSTALLED.
  - 16 IF CLOTHES WASHERS, DRYERS AND COVERED APPLIANCES INCLUDING UNITS, ONE OR MORE TYPES OF APPLIANCES SHALL BE ASSIGNED TO EACH UNIT. SEE LIST OF THE APPLIANCES TO BE PROVIDED ON THE TOP-LOADING CLOTHES WASHERS.

- LEGEND**
- 1 60x60 BMS BACKING SEE DETAILS 11A-8002 & 8022-04 FROM
  - 2 60x60 BMS BACKING ON FLOOR TO ENTRY
  - 3 ENERGY STAR RATED EXHAUST FAN CONTROLLED BY A UL LISTED FACTORY AS A COMPONENT OF A SINGLE MOTOR ASSEMBLY WITH A HANDY CONTROL. SEE NOTES A041 & 606 & NOTES 25-2000S
  - 4 20" ABOVE FIF" HINGED HALL DOOR HANDLE
  - 5 HANGERS TO COMPLY W/ IBCA
  - 6 HANGERS TO COMPLY W/ IBCA
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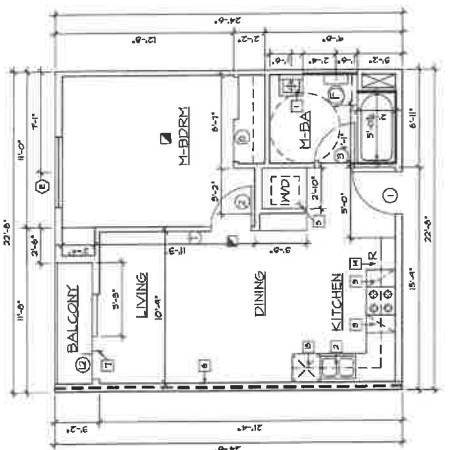
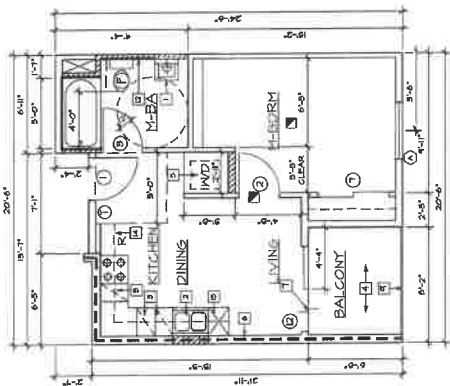
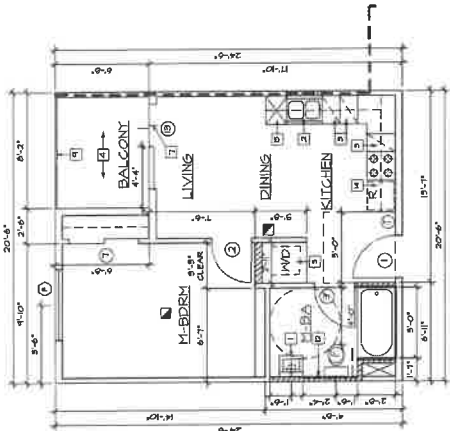
DATE	ISSUED FOR	DATE	REVISIONS



**URU & ASSOCIATES**  
 700 S. GARDEN AVENUE  
 SUITE 200  
 MIAMI, FL 33130  
 TEL: 305.375.1100  
 FAX: 305.375.1101  
 WWW.URUFL.COM

SHEET TITLE	UNIT 310-PH10, 311-PH11, 312-PH12
DATE	10/26/10
PROJECT	10826 W VENICE BLVD
OWNER	UNIT 310-PH10, 311-PH11, 312-PH12
DESIGNER	URU & ASSOCIATES
CHECKED	JOP 2003
DATE	10/26/10
SCALE	AS SHOWN

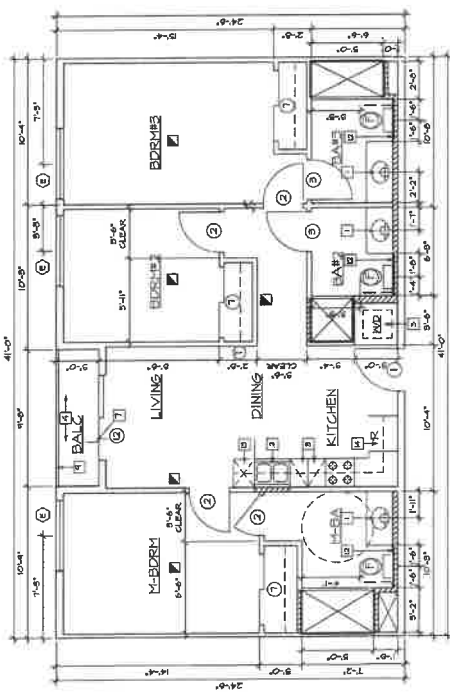
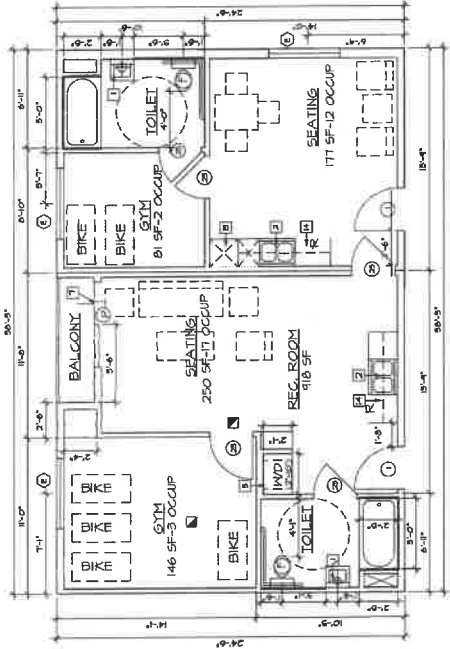
- REFERENCE NOTES**
- MALL IRMS SINK WITH FINISHED FLOOR BELOW-TYP. SEE 4-10000-1 & 11A-10000-2
  - STOVE WITH FINISHED FLOOR BELOW-TYP. SEE 100A-KITCHEN-SINK & FINISH FLOOR-TYP.
  - PROVIDE 2-40" BREAK-BOARDS- TYP.
  - MAGAZINE ORAL SYSTEM R04 20003
  - MAGAZINE TO COMPLY W/ 100A
  - PART OF 3-4" HALL - SEE AS-AND FLOOR PLAN. SEE 100A-RENTAL UNIT
  - UPP MAX THRESHOLD W/ BEVEL MAX 1/2" TYP
  - ACCESSIBILITY SHOWER SEE 400A FOR ADD. DETAIL
  - 42" HIGH CABINET FROM BARRACUDA
  - 1" LIGHT CABINET
  - 36" 600A BAR
  - 47" 600A BAR
  - EXHAUST FAN - 100 CFM MIN
  - ENERGY STAR RATED REFRIGERATOR SEE SPECIFICATION AND MFG. MODEL NUMBER
  - ENERGY STAR RATED DISHWASHER SEE SPECIFICATION AND MFG. MODEL NUMBER
  - ENERGY STAR RATED WASHING MACHINE
  - ENERGY STAR RATED DRYER
  - IF CLOSET MARKING MAGNIES AND ACCESSORIES ARE TO BE INSTALLED, EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS MUST BE INSTALLED.
  - IF CLOSET MARKING MAGNIES AND ACCESSORIES ARE TO BE INSTALLED, COVERED MULTIFAMILY DWELLING UNITS, ONE CLOSET MARKING MAGNIES SHALL PROVIDE POSITIVE PROTECTION ON BEHALF OF THE TOP-LOADING CLOTHES WASHERS.



**4 UNIT 315-PH15, 316-PH16**  
 177 SF

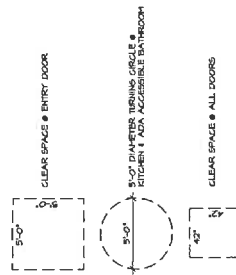
**3 UNIT 310-PH10**  
 146 SF

**1 UNIT 311-PH11**  
 146 SF



- LEGEND**
- GRAB BAR BACKING SEE DETAILS IN BACKLOG
  - 1 ADOOR, 40" MIN. LENGTH BEHIND TOILET, TYP.
  - 20" PLASTIC COAT
  - ENERGY STAR RATED EXHAUST FAN TO EXHAUST OUTSIDE AIR. FAN SHALL NOT FUNCTION AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM CONTROLLED BY A HUMIDITY CONTROL. SEE NOTED ASUM 4
  - 60" H. HOTS 2500W/2000 BTU, 110V, 1PH, 1PT CANDLE # 207 ABOVE T.A.
  - HARD WOOD FLOOR MARSHALL APPROVED BATTERY ROOM, AND 100% APPROVED GARDEN HORNETS ALUMIN
  - PLUMBING HALL
  - NEEDED LITE FOOT PROTECTION SEE SHEET 304 FOR SPECIFICATION.

ADA STANDARD CLEARANCES



**EXHIBIT A**  
 DIR-2021-3405-TOC-SPR-HCA  
 PAGE 23 OF 26











# **EXHIBIT C**

## **ENVIRONMENTAL DOCUMENTS**

ENV-2021-3407-CE

Attachments





# Categorical Exemption

## 10626 Venice Boulevard

Case Number: ENV-2021-3047-EAF

**Project Location:** 10602-10646 W. Venice Boulevard, Los Angeles, CA 90232

**Community Plan Area:** Palms – Mar Vista – Del Rey

**Council District:** 5 – Paul Koretz

**Project Description:** The Project includes demolition and removal of all existing uses from the Project Site and development of the site with a 7-story (approximately 76 feet in height), 109,853-square-foot mixed-use building, containing 136 residential dwelling units on floors 2 through 7 and 5,828 square feet of restaurant uses on the ground level. Fourteen dwelling units (10 percent) would be set aside for Extremely Low Income households. Additionally, the Project would provide approximately 13,481 square feet of open space. The Project would provide 176 vehicle parking spaces in three levels – one subterranean level and two aboveground levels. Also, the Project would include 100 long-term bicycle parking spaces and 14 short-term bicycle parking spaces. The seven trees on the Project Site would be removed and replaced in accordance with the City's tree replacement requirements. The estimated construction timeframe for the Project is 24 months. The Project would require the export of approximate 11,500 cubic yards of soil to be disposed of at a regional dump location within approximately 20 miles of the Project Site. To allow for development of the Project, the Project Applicant is seeking the following approvals: **1) Transit-Oriented Communities (TOC) Affordable Housing Incentives Program** pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A 31 (e) for a Tier 3 project, setting aside 10 percent of its total dwelling units (14 units) for Extremely Low Income households, and with one additional incentive requested for setting aside 4 percent of its base units (4 units) for Extremely Low Income households, as follows: **a)** A base incentive to permit up to a 70 percent increase in density; **b)** A base incentive to permit an increase in Floor Area Ratio (FAR) from 1.5:1 up to a maximum of 3.75:1 in the C2-1 Zone; **c)** A base incentive to permit a maximum residential vehicle parking requirement of 0.5 parking spaces per unit and to permit a 30 percent reduction in the commercial vehicle parking requirement; and **d)** An additional incentive to permit a 25 percent reduction in Open Space to allow 12,375 square feet in lieu of 16,500 square feet; and **2) Site Plan Review** pursuant to LAMC Section 16.05 for a development project that results in an increase of 50 or more dwelling units.

**PREPARED FOR:**

The City of Los Angeles  
Department of City Planning

**PREPARED BY:**

CAJA Environmental Services  
9410 Topanga Canyon Boulevard, Suite 101  
Chatsworth, CA 91311

**PROJECT APPLICANT**

Venice Overland, LP  
11601 Santa Monica Boulevard  
Los Angeles, CA 90025

**April 2023**

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# CATEGORICAL EXEMPTION

## 10626 VENICE BOULEVARD

APRIL 2023

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### PROJECT DESCRIPTION

#### Existing Conditions

The 0.67-acre (29,505 square feet) Project Site is located at 10602-10646 W. Venice Boulevard in the Palms-Mar Vista-Del Rey Community Plan area of the City of Los Angeles (City). The Assessor Parcel Numbers (APNs) for the Project Site are 4208-009-003, -004, -006, -007, -045, -048, -050. The Project Site is bounded by Venice Boulevard on the northwest, Keystone Avenue on the northeast, an alley on the southeast, and Overland Avenue on the southwest. The Project Site is located on the Venice Boulevard corridor, which is developed with a dense mix of commercial and residential uses. The area to the north and south of the Project Site, on both sides behind the Venice Boulevard corridor, is largely developed with residential uses with interspersed commercial uses. Regional access to the Project Site is provided by Interstate 405 located approximately 1.0 mile to the southwest and Interstate 10 located approximately 1.0 mile to the northwest.

The Project Site is currently developed with a gas station, vehicle service uses, a 1,456-square-foot medical office, and a 6-unit apartment building. There are seven trees on the Project Site, including the following:<sup>1</sup>

- 1 Giant yucca (*Yucca elephantipes*)
- 1 American arborvitae (*Thuja occidentalis*)
- 3 Carrotwood trees (*Cupaniopsis anacardiodes*)
- 1 Lemon tree (*Citrus limon*)
- 1 Japanese black pine (*Pinus thunbergii*)

None of these trees are considered protected as defined by the City.<sup>2</sup>

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<sup>1</sup> Tree Report, Harmony Gardens, May 4, 2021. Refer to Appendix A.

<sup>2</sup> Protected trees and shrubs as defined by the City include oak trees (*Quercus spp.*) and Southern California black walnut trees (*Juglans californica*), western sycamore trees (*Platanus racemosa*), California bay trees (*Umbellularia californica*), Mexican elderberry shrubs (*Sambucus Mexicana*), and toyon (*Heteromeles arbutifolia*).

## Project Characteristics

The Project includes demolition and removal of all existing uses from the Project Site and development of the site with a 7-story (approximately 76 feet in height), 109,853-square-foot mixed-use building, containing 136 residential dwelling units on floors 2 through 7 and 5,828 square feet of restaurant uses on the ground level. Fourteen dwelling units (10 percent) would be set aside for Extremely Low Income households. The dwelling unit mix would include 48 1-bedroom units, 74 2-bedroom units, and 14 3-bedroom units.

### Open Space

Table 1 shows that the amount of minimum open space required for the Project is 12,375 square feet. As shown on Table 2, the Project would provide approximately 13,481 square feet of open space.

**Table 1  
Open Space Requirements Summary**

Unit Type	Number of Units	Open Space Requirement	Total
<3 habitable rooms	48	100 sf/unit	4,800 sf
3 habitable rooms	74	125 sf/unit	9,250 sf
>3 habitable rooms	14	175 sf/unit	2,450 sf
<b>Subtotal</b>			<b>16,500 sf</b>
<i>Less 25% TOC Reduction<sup>1</sup></i>			<i>(4,125 sf)</i>
<b>Open Space Requirement</b>			<b>12,375 sf</b>
<i>sf = square feet</i>			
<sup>1</sup> Pursuant to the Transit Oriented Communities (TOC) Affordable Housing Incentives Program, the Project is requesting a Base Incentive for a 25 percent reduction in the minimum open space requirement.			
<i>Source: Uriu &amp; Associates, April 15, 2021.</i>			

**Table 2  
Project Open Space**

Open Space	Size
Private Open Space	2,150 sf
Courtyards	2,490 sf
Pool Area	1,285 sf
Recreation Room/Conference/Gym	1,408 sf
7 <sup>th</sup> Floor Garden	1,518 sf
Roof Garden	4,630 sf
<b>Total</b>	<b>13,481 sf</b>
<i>sf = square feet</i>	
<i>Source: Urbal Architecture, October 15, 2021.</i>	

### Vehicle Parking

Table 3 shows the vehicle parking requirements for the Project and the amount of parking provided as part of the Project. The Project is required to provide a minimum of 107 vehicle

parking spaces but would provide 176 vehicle parking spaces in three levels – one subterranean level and two aboveground levels.

**Table 3  
Vehicle Parking Summary**

<b>Use</b>	<b>Size</b>	<b>Parking Ratio<sup>1</sup></b>	<b>Total Spaces</b>
Residential	136 du	0.5 spaces/unit	68
Restaurant	5,528 sf	0.7 spaces/100 sf	39
<b>Vehicle Parking Requirement</b>			<b>107</b>
<b>Total Vehicle Parking Provided</b>			<b>176</b>
<i>du = dwelling unit      sf = square feet</i>			
<sup>1</sup> Pursuant to the Transit Oriented Communities (TOC) Affordable Housing Incentives Program, the Project is requesting a Base Incentive to provide 0.5 vehicle parking spaces per dwelling unit. Also, the Project is requesting a Base Incentive for a 30 percent reduction in the required vehicle parking for the restaurant use from 1.0 spaces per 100 square feet to 0.7 spaces per 100 square feet.			
Source: Uriu & Associates, April 15, 2021.			

Bicycle Parking

As shown on Table 4, the Project would be required to provide a minimum of 97 long-term bicycle parking spaces and 14 short-term bicycle parking spaces. The Project would include 100 long-term bicycle parking spaces and 14 short-term bicycle parking spaces.

**Table 4  
Bicycle Parking Summary**

<b>Use</b>	<b>Parking Ratio</b>	<b>Total Spaces</b>
<b>Residential</b>		
<i>DU Range (Number of Project DUs)</i>		
1-25 du, (25 du)	Long-term: 1.0 space/du Short-term: 1.0 space/10 du	Long-term: 25 Short-term: 3
26-100 du, (75 du)	Long-term: 1.0 space/1.5 du Short-term: 1.0 space/15 du	Long-term: 50 Short-term: 5
101-200 du, (36 du)	Long-term: 1.0 space/2.0 du Short-term: 1.0 space/20 du	Long-term: 36 Short-term: 2
<b>Residential Bicycle Parking Requirement</b>		<b>Long-term: 93 Short-term: 10</b>
Restaurant (5,528 sf)	Long-term: 1.0 space/2,000 sf Short-term: 1.0 space/2,000 sf	Long-term: 4 Short-term: 4
<b>Total Bicycle Parking Requirement</b>		<b>Long-term: 97 Short-term: 14</b>
<b>Project-provided Bicycle Parking</b>		<b>Long-term: 100 Short-term: 14</b>
<i>sf = square feet      du = dwelling unit</i>		
Source: Uriu & Associates, April 15, 2021.		

## Access

The Project's vehicular ingress/egress would be provided via one driveway along the alley located at the southeastern side of the proposed building. Pedestrian access to the residential portion of the Project would be provided via a main entrance on Venice Boulevard and through the parking garage. Pedestrian access to the restaurant portion of the Project would be provided on Venice Boulevard.

## Tree Removal/Replacement

All trees located on the Project Site (noted previously) would be removed and replaced in accordance with the City's tree removal and replacement regulations. Additionally, as part of the Project's landscape plan, the Project would include 34 trees. No street trees would be removed as part of the Project.

## Construction

As shown on Table 5, estimated construction timeframe for the Project is 24 months. The Project would require the export of approximate 12,768 cubic yards of soil to be disposed of at a regional dump location within approximately 20 miles of the Project Site.

**Table 5**  
**Estimated Construction Schedule**

<b>Phase</b>	<b>Duration</b>	<b>Notes</b>
Demolition	Months 1-3	14,066 square feet of building infrastructure hauled 20 miles from the Project Site
Grading	Months 4-5	11,500 cubic yards of soil exported up to 20 miles from the Project Site
Parking Garage Construction	Months 6-11	
Building Construction	Months 12-22	
Architectural Coatings	Months 23-24	

## **Discretionary Approvals**

To allow for development of the Project, the Project Applicant is seeking the following discretionary approvals from the City:

1. Transit-Oriented Communities (TOC) Affordable Housing Incentives Program pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A 31 (e) for a Tier 3 project, setting aside 10 percent of its total dwelling units (14 units) for Extremely Low Income households, and with one additional incentive requested for setting aside 4 percent of its base units (4 units) for Extremely Low Income households, as follows:
  - A base incentive to permit up to a 70 percent increase in density;
  - A base incentive to permit an increase in Floor Area Ratio (FAR) from 1.5:1 up to a maximum of 3.75:1 in the C2-1 Zone;

- A base incentive to permit a residential parking minimum requirement for residential units to have a maximum requirement of 0.5 parking spaces per unit and to permit a 30 percent reduction in the vehicle parking requirement for commercial uses; and
  - An additional incentive to permit a 25 percent reduction in Open Space to allow 12,375 square feet in lieu of 16,500 square feet.
2. Site Plan Review pursuant to LAMC Section 16.05 for a development project that results in an increase of 50 or more dwelling units.

Pursuant to various sections of the LAMC and other City requirements, the Applicant will request approvals and permits from the Building and Safety Department (and other municipal agencies) for Project construction actions including, but not limited to: demolition, excavation and export, shoring, grading, foundation, and building and tenant improvements.



## CATEGORICAL EXEMPTION

Title 14 of the California Code of Regulations, Chapter 3 (Guidelines for Implementation of the California Environmental Quality Act [CEQA]), Article 19 (Categorical Exemptions), Section 15300 (Categorical Exemptions) includes a list of classes of projects that have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.

For the reasons discussed in this document, the Project is categorically exempt from the requirement for the preparation of environmental documents under Class 32 in Section 15332, Article 19, Chapter 3, Title 14 of the California Code of Regulations. Class 32 is intended to promote infill development within urbanized areas. The class consists of environmentally benign in-fill projects that are consistent with local general plan and zoning requirements. Class 32 is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality effects. Application of this exemption, as all categorical exemptions, is limited by certain exceptions identified in section 15300.2.

### **15332. In-Fill Development Projects.**

*Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.*

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

**Note:** Authority cited: Section 21083, Public Resources Code. Reference: Section 21084, Public Resources Code.

### **15300.2. Exceptions**

- (a) *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore,*

*these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*
- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*
- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*
- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*
- (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

#### **Discussion of Section 15332(a)**

***The Project would be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.***

The Project Site is located within the Palms – Mar Vista – Del Rey Community Plan area and is designated for Community Commercial land uses corresponding to the CR, C2, C4, RAS3, and RAS4 Zones. The Project Site is accordingly classified in the C2-1 Zone, which allows commercial and residential uses, including mixed-use developments. The Project is consistent with the Community Plan land use designation. The Project Site is not located within a Specific Plan area.

The proposed uses are permitted by-right in the C2 Zone. The Project would utilize the City's TOC Affordable Housing Incentives Program to achieve the proposed density, FAR, and parking minimum requirements. There are no height limits or front or side yard setbacks required for the mixed-use building in the C2-1 Zone abutting a street and alley. The Project is further allowed additional incentives for setting aside housing for Extremely Low Income households, including reduced Open Space. The Project would provide landscaping, trash, and loading areas as required by the LAMC. Lighting for the Project would be shielded and oriented on-site.

The Project is consistent with all applicable zoning requirements and compatible with other commercial and multi-family developments in the surrounding area.

For these reasons, the Project would be consistent with the General Plan and all zoning designations and requirements.

#### **Discussion of Section 15332(b)**

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

The 0.67-acre Project Site is located within City limits and is currently developed with a gas station, vehicle service uses, a 1,456-square-foot medical office, and a 6-unit apartment building. The Project Site is bounded by Venice Boulevard on the northwest, Keystone Avenue on the northeast, an alley on the southeast, and Overland Avenue on the southwest and is completely surrounded by urban uses. The Project Site is located on the Venice Boulevard corridor, which is developed with a dense mix of commercial and residential uses. The area to the north and south of the Project Site, on both sides behind the Venice Boulevard corridor, is largely developed with residential uses with interspersed commercial uses. Therefore, the Project is within City limits on a site of no more than five acres that is substantially surrounded by urban uses.

#### **Discussion of Section 15332(c)**

***The Project Site has no value as habitat for endangered, rare, or threatened species.***

The 0.67-acre Project Site is located within City limits and is currently developed with a gas station, vehicle service uses, a 1,456-square-foot medical office, and a 6-unit apartment building. The Project Site is bounded by Venice Boulevard on the northwest, Keystone Avenue on the northeast, an alley on the southeast, and Overland Avenue on the southwest and is completely surrounded by urban uses. No habitat for endangered, rare, or threatened species is located on the Project Site.

There are seven trees on the Project Site. As stated previously, none of these trees are considered protected as defined by the City. All removed trees would be replaced in accordance with the City's existing tree replacement requirements. Depending on the season in which construction activities would occur, the trees could contain nesting birds. The Project Applicant would be required to comply with the Migratory Bird Treaty Act (MBTA), as well as the regulations of the California Fish and Game Code, which prohibits take of all birds and their active nests, if present in the trees on the Project Site. Thus, the Project would not harm any species protected by the Federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the Native Plant Protection Act (Chapter 10, commencing with Section 1900, of Division 2 of the Fish and Game Code), or the California Endangered Species Act (Chapter 1.5, commencing with Section 2050, of Division 3 of the Fish and Game Code). Thus, the Project would not affect endangered, rare, or threatened species.

## Discussion of Section 15332(d)

***Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.***

### TRAFFIC

A *Transportation Assessment Referral Form* was prepared for the Project by Overland Traffic Consultants, Inc., dated May 12, 2021 (refer to Appendix B). As discussed in detail below, the Project would not result in any significant effects relating to traffic.

#### State of California Senate Bill 743 (SB 743) Background

A 2013 law, State of California Senate Bill 743 (SB 743) effective July 2020, required the state find a new way to measure CEQA traffic impacts. The California Office of Planning and Research (OPR) led the work to design and implement the changes called for by SB 743. As a result, OPR directed lead agencies to revise CEQA Transportation Assessment guidelines to include a Vehicle Miles Traveled (VMT) performance metric for land use projects, replacing the requirements for measuring automobile delay. VMT refers to the amount and distance of automobile travel attributable to a project.

#### Purpose of the Transportation Study Assessment (TA) Referral Form

OPR presumes that certain types of land use projects will either reduce VMT or any additional VMT they produce would be “less than significant,” and as such, these projects are exempt from having to produce a detailed transportation analysis. The City has adopted the TA Referral Form to quickly identify when a project should be expected to cause a less-than-significant impact without conducting a detailed transportation analysis. Upon receipt of the referral form, LADOT prepares an initial assessment of the development project using a daily trip screening threshold to determine if additional transportation analysis is required.

City of Los Angeles Daily Trip Screening Threshold - If the project does not generate a net increase of 250 or more daily vehicle trips, no further analysis would be required, and a “no impact” determination can be made for the VMT threshold.

#### Screening Methodology for Daily Trip Estimate

Pursuant to the Los Angeles Department of Transportation (LADOT) Transportation Assessment Guidelines (TAG, July 2020), daily vehicle trips should be estimated using the VMT Calculator tool or the most recent edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. If existing land uses are located on the project site, the daily vehicle trips generated by the existing uses can be estimated using the VMT Calculator tool and subtracted from the project’s daily vehicle trips to determine the net change in daily vehicle trips. Note that Transportation Demand Management (TDM) trip reduction strategies are not considered for the purpose of daily trip screening. VMT Calculator daily trip estimates (refer to page 7 *Transportation Assessment Referral Form* included as Appendix B) shows the Project would reduce daily trips by 996 daily

trips (857 daily Project trips, less 1,853 existing daily trips). Thus, because the Project would not generate a net increase of 250 or more daily vehicle trips, and no further VMT analysis is required.

### Access Assessment

In accordance with the TA Referral Form, if a project's frontage is 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan, an access assessment may be required. The Project's frontage on Venice Boulevard, a Boulevard II Divided Scenic roadway, is approximately 292.57 feet. To address this criterion, the following access assessment has been prepared:

The proposed site access is consistent with the City policy to locate access on lower-volume side streets and/or alleyways if available and not on arterials. All Project vehicular access would be provided from the abutting east-west alley between Keystone Avenue and Overland Avenue. Keystone Avenue is stop sign controlled at its intersection with Venice Boulevard and traffic is right-turn only because of a raised median island on Venice Boulevard. Overland Avenue is signalized at its intersection with Venice Boulevard.

Vehicular access to the Project Site would substantially change from the present condition; currently five driveways serve the corner gas station and the two auto service businesses. All the existing driveways would be removed and replaced with alley access. Furthermore, as discussed previously, the Project would result in a net decrease in daily trips. The Project's peak-hour traffic volumes would not create any significant alley/intersectional operational or capacity impacts.

## **NOISE**

The analysis below is based on the *Environmental Noise Impact Analysis* prepared by Cadence Environmental Consultants (refer to Appendix D).

### **Existing Ambient Noise Levels**

Existing daytime noise levels were measured at the existing residences located to the south of the Project Site on September 29, 2021. More specifically, the measurement was taken at the northern edge of residential property at 3821 Keystone Avenue. Noise levels were measured across the alley from the existing building at 10622 Venice Boulevard. The primary sources of noise at this location were traffic on Overland Avenue and Venice Boulevard. The measured noise levels are shown on Table 6.

**Table 6  
Existing Daytime Noise Levels**

Noise Measurement Location	Primary Noise Sources	Noise Level Statistics		
		Leq	Lmin	Lmax
Northern edge of residential property at 3821 Keystone Avenue	Traffic on Overland Avenue and Venice Boulevard	56.8	49.2	72.3
<i>Source: Cadence Environmental Consultants, 2021.</i>				

**Construction Impacts**

Construction of the Project is anticipated to take place over a period of approximately 24 months. Construction activities associated with the Project would require the use of heavy equipment for demolition, site grading and excavation, and building construction. Noise from smaller power tools, generators, and other sources of noise would also be associated with construction of the proposed project. During each stage of development, there would be a different mix of equipment operating and noise levels would vary based on the type and amount of equipment in operation and the location of the activity.

Section 41.40 of the LAMC regulates noise from demolition and construction activities. Specifically, Section 41.40 prohibits construction activity (including demolition) and repair work, where the use of any power tool, device, or equipment would disturb persons occupying sleeping quarters in any dwelling hotel, apartment, or other place of residence, between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, and between 6:00 p.m. and 8:00 a.m. on Saturday. All such activities are also prohibited on Sundays and all federal holidays.

Section 112.05 of the LAMC also specifies the maximum noise level of construction machinery that can be generated in any residential zone of the city or within 500 feet thereof. Specifically, any construction machinery including crawler-tractors, dozers, rotary drills and augers, loaders, power shovels, cranes, derricks, motor graders, paving machines, off-highway trucks, ditchers, trenchers, compactors, scrapers, wagons, pavement breakers, compressors and pneumatic or other powered equipment may not generate a maximum noise level exceeding 75 dBA at a distance of 50 feet from the equipment. However, the above noise limitation does not apply where compliance is technically infeasible (Section 112.05, LAMC). LAMC Section 112.05 defines technical infeasibility to mean that “said noise limitations cannot be complied with despite the use of mufflers, shields, sound barriers and/or other noise reduction device or techniques during the operation of the equipment.”

The Federal Highway Administration has compiled data regarding the noise generating characteristics of specific types of construction equipment and typical construction activities. These data are presented in Table 7 for the types of equipment that are expected to be used at the project site based on industry standard practices and observations of other similar construction sites by Cadence Environmental Consultants staff.



**Table 7  
Typical Construction Equipment Noise Levels**

<b>Equipment</b>	<b>Lmax Noise Limit at 50 Feet</b>
<b>Earthmoving</b>	
Backhoe	80
Bulldozer	85
Dump Truck	84
Excavator	85
Front End Loader	80
Tractor	84
<b>Materials Handling</b>	
Concrete Mixer Truck	85
Concrete Pump Truck	82
Crane	85
<b>Impact Equipment</b>	
Compactor	80
Jackhammer	85
Pneumatic Tools	85
<b>Other Equipment</b>	
Compressors	80
Concrete Saws	90
Gradall Forklift	85
Pickup Truck	55
Vacuum Street Sweeper	80
Welder/Torch	73
<i>Machinery equipped with noise control devices or other noise-reducing design features does not generate the same level of noise emissions as that shown in this table.</i>	
<i>Source of table data: Federal Highway Administration, 2006.</i>	

The Federal Highway Administration has also compiled data regarding the noise generating characteristics of typical construction activities. These data, which represent composite construction noise, are presented on Table 8. As with noise generated by individual construction equipment, these noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance.

**Table 8  
Typical Outdoor Construction Noise Levels**

<b>Construction Phase</b>	<b>Leq Noise Levels at 50 Feet with Mufflers</b>
Excavation/Grading	86
Foundations	77
Structural	83
Finishing	86
<i>Source of table data: City of Los Angeles, 2006.</i>	

As shown on Table 8, daytime composite construction noise levels associated with the proposed project could range from 77 to 86 dBA Leq at a distance of 50 from the construction activities. As

noted above, compliance with the noise regulations under Section 41.40 of the LAMC, would reduce construction noise impacts to the maximum extent feasible. In the case of the proposed project, this would include the use of mufflers that meet manufacture's specifications on all applicable construction equipment and the shielding of stationary construction equipment. These regulations would not permit construction activities to occur during recognized sleep hours for nearby residences. Similar to other construction activities throughout Los Angeles, these regulations would ensure that construction-related noise impacts would be less than significant.

## **Operational Impacts**

A significant impact may occur if a project would introduce substantial new sources of noise or would substantially add to existing sources of noise within the vicinity of the project site during the operation of the project. The CEQA Guidelines do not define the levels at which permanent increases in ambient noise are considered "substantial." A noise level increase of 3 dBA is barely perceptible to most people, a 5 dBA increase is readily noticeable, and a difference of 10 dBA would be perceived as a doubling of loudness. Based on this information, the following thresholds would apply to permanent increases in noise at sensitive receptors due to the operational characteristics of the Project:

- Less than 3 dBA: not discernible: not significant.
- Between 3 dBA and 5 dBA: not significant if noise levels at sensitive receptors remain below 65 dBA CNEL; significant if the noise increase would meet or exceed 65 dBA CNEL.
- 5 dBA or greater: significant.

An increase of 3 dBA requires a doubling of sound energy and an increase of 5 dBA requires more than a tripling of sound energy. According to the *Transportation Study Assessment Referral Form* prepared for the Project (refer to Appendix B), the existing uses at the Project Site generate approximately 1,853 ADT while the Project would generate approximately 857 ADT. This means that the Project would result in a net reduction of approximately 996 ADT. As a result, the Project would not generate an increase in roadway traffic noise levels and could result in slightly lower roadway traffic noise levels.

With regard to noise levels generated at the Project Site, the Project would result in the replacement of several existing residential and commercial buildings with a new mixed-use building. Noise levels associated with the new building would be largely restricted to indoor areas (unless a window is open) and the parking garage. As such, the operational noise levels at the Project Site would be similar to the existing noise levels at the site and the surrounding buildings. The proposed seven-story building would also be expected to reduce ambient noise levels at the residences to the south of the site since it would act as a larger barrier between the existing residences and Venice Boulevard.

The City has adopted a Noise Ordinance (Section 111 et seq. of the LAMC), which identifies noise standards for various sources, specific noise restrictions, exemptions, and variances for sources of noise within the city. The Noise Ordinance applies to all noise sources with the exception of any vehicle that is operated upon any public highway, street or right-of-way, or to the operation of

any off-highway vehicle, to the extent that it is regulated in the State Vehicle Code, and all other sources of noise that are specifically exempted. The sources regulated by the City Noise Ordinance that would be applicable to the Project are as follows:

- Section 112.01 Radios, television sets, and similar devices.
- Section 112.02 Air conditioning, refrigeration, heating, pumping, and filtering equipment.
- Section 112.04 Powered equipment intended for repetitive use in residential areas and other machinery, equipment, and devices.
- Section 112.05 Maximum noise level of powered equipment or powered hand tools.  
Section 113.01 Rubbish and trash collection.
- Section 114.02 Motor driven vehicles.
- Section 114.06 Vehicle theft alarm systems.
- Section 114.07 Audible status indicator (for vehicle theft alarms systems).
- Section 115.02 Prohibitions and regulations (for amplified sound).
- Section 114.01 Loud, unnecessary and unusual noise.

These regulations ensure that sources of noise at residential and commercial uses do cause excessive noise levels at other nearby residences. In any case, the increase in activity at the project site would not cause a tripling of sound energy necessary to cause an increase of at least 5 dBA at the nearby residential properties. Therefore, the operational noise impacts of the Project would be less than significant.

## **AIR QUALITY**

The analysis below is based on the Air Quality Impact Analysis prepared by Cadence Environmental Consultants (refer to Appendix D).

### **Mass Daily Regional Construction-Related Emissions**

The South Coast Air Quality Management District (SCAQMD) currently recommends that projects with construction-related mass daily regional emissions that exceed any of the following emissions thresholds should be considered significant:

- 75 pounds per day of volatile organic compounds (VOC)
- 100 pounds per day of nitrogen oxides (NO<sub>x</sub>)
- 550 pounds per day of carbon monoxide (CO)
- 150 pounds per day of sulfur oxides (SO<sub>x</sub>)

- 150 pounds per day of respirable particulate matter (PM<sub>10</sub>)
- 55 pounds per day of fine particulate matter (PM<sub>2.5</sub>)

Construction of the Project is anticipated to take place over a period of approximately 24 months. The analysis of mass daily regional construction emissions has been prepared utilizing the California Emissions Estimator Model (CalEEMod v. 2020.4.0), as recommended by SCAQMD, with the assumption that the Project would comply with the fugitive dust control requirements of SCAQMD Rule 403. The specific types and number of construction equipment that would be used at the site are not known at this time, so the default equipment listed in CalEEMod were used with minor revisions to reflect the proposed uses. The Project's estimated mass daily construction-related emissions are shown on Table 9. These emissions assume a conservative scenario in which the full set construction equipment would be used each day throughout the entire construction phase. In reality, each piece of equipment would only be used for a portion of each day and there would be days when very little equipment is used.

As shown on Table 9, the mass daily regional construction-related emissions generated during the project construction phases would not exceed the thresholds of significance recommended by the SCAQMD. Therefore, the Project's mass daily construction-related emissions impact would be less than significant.

**Table 9  
Estimated Mass Daily Regional Construction Emissions**

Construction Phase	Emissions in Pounds Per Day					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Demolition	0.7	6.6	7.9	<0.1	0.7	0.4
Grading/Excavation	1.1	15.1	7.4	<0.1	2.9	1.6
Parking Garage Construction	0.6	3.9	5.0	<0.1	0.3	0.2
Building Construction – 2022	1.2	8.7	12.7	<0.1	2.0	0.8
Building Construction – 2023	1.1	7.7	12.2	<0.1	1.9	0.7
Finishes (Architectural Coatings)	15.1	2.7	4.6	<0.1	1.4	0.2
Maximum Daily Emissions	15.1	15.1	12.7	<0.1	2.9	1.3
SCAQMD Thresholds of Significance	75.1	100.0	550.0	150.0	150.0	55.0
Significant Impact?	No	No	No	No	No	No
<i>Source: Cadence Environmental Consultants, 2021.</i>						

### Localized Construction-Related Emissions

A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Land uses that are considered more sensitive to changes in air quality than others are referred to as sensitive receptors. Land uses such as primary and secondary schools, hospitals, and convalescent homes are considered to be sensitive to poor air quality because the very young, the old, and the infirm are more susceptible to respiratory infections and other air quality-related health problems than the general public. Residential uses are considered sensitive because people in residential areas are often at home for extended periods of time, so they could be exposed to pollutants for extended periods. Recreational areas are considered moderately sensitive to poor air quality because vigorous

exercise associated with recreation places a high demand on the human respiratory function. The nearest sensitive receptors to the Project Site are the residential uses located to the south of the project site. La Ballona Elementary School is located along Washington Boulevard approximately 1,800 feet to the southwest of the Project Site.

The localized emissions of concern are NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. The SCAQMD has developed localized significance threshold (LST) look-up tables for project sites that are one, two, and five acres in size to simplify the evaluation of localized emissions at small sites. LSTs are provided for each Source Receptor Area (SRA) of the Basin and various distances from the source of emissions, and these LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standards in the affected area. The LSTs for NO<sub>x</sub> are based on the 1-hour nitrogen dioxide (NO<sub>2</sub>) ambient air quality standard and are applicable to locations where a person would be expected would be present for at least one hour during the day when the emissions are generated. The LSTs for CO are based on the 1-hour and eight-hour ambient air quality standards and are also applicable to locations where a person would be expected would be present for at least one hour during the day when the emissions are generated. The LSTs for PM<sub>10</sub> and PM<sub>2.5</sub> are based on 24-hour ambient air quality standards and, as such are only applicable to locations where a person could be present for 24 hours. Based on this information, the LSTs for NO<sub>x</sub> and CO are applicable to any receptor location in the vicinity of the project site where a person could be present for at least one hour during the day when the emissions are generated. This includes the elementary school and residential and commercial uses in the vicinity of the project site. The LSTs for PM<sub>10</sub> and PM<sub>2.5</sub> are only applicable to residential uses since students, employees, and customers of the nearby schools and commercial uses would not be present for 24 hours per day.

The Project Site is located within SRA 2 (Northwest Coastal Los Angeles County) and the nearest residences are located approximately 20 feet to the south of the site. The closest receptor distance in the SCAQMD's mass rate look-up tables is 25 meters. Projects that are located closer than 25 meters to the nearest receptor are directed to use the LSTs for receptors located within 25 meters. Similarly, the smallest site acreage in the look-up tables is one acre, so this was used for the Project Site.

Table 10 identifies the maximum daily emissions that are estimated to occur at the site during the Project construction phases along with the applicable LSTs for SRA 2. As shown, emissions during the construction phases would not exceed the SCAQMD's LST for the specified pollutants. Therefore, Project impacts related to localized pollutant concentrations during construction would be less than significant.

**Table 10**  
**Estimated Daily Localized Construction Emissions**

Construction Phase	Emissions in Pounds Per Day			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Demolition	6.4	7.5	0.6	0.4
Grading/Excavation	9.5	5.8	2.2	1.4
Parking Garage Construction	3.9	4.4	0.2	0.2
Building Construction	7.0	7.2	0.4	0.3
Finishes (Architectural Coatings)	2.6	3.6	0.1	0.1
Maximum Daily Emissions	9.5	7.5	2.2	1.4
SCAQMD Localized Thresholds	103.0	562.0	4.0	3.0
Significant Impact?	No	No	No	No
<i>Source: Cadence Environmental Consultants, 2021.</i>				

### Mass Daily Regional Operational Emissions

The SCAQMD currently recommends that projects with mass daily regional operational emissions that exceed any of the following emissions thresholds should be considered significant:

- 55 pounds per day of VOC
- 55 pounds per day of NO<sub>x</sub>
- 550 pounds per day of CO
- 150 pounds per day of SO<sub>x</sub>
- 150 pounds per day of PM<sub>10</sub>
- 55 pounds per day of PM<sub>2.5</sub>

Operational emissions generated by area sources, energy sources, and mobile sources would result from the normal day-to-day activities at the project site after occupation. Area source emissions are generated by the operation of landscape maintenance equipment and the use of consumer products. Energy sources are generated by the consumption of natural gas for heating and cooking.

The average daily regional operational emissions generated by the Project have been calculated using CalEEMod. The results of these calculations are presented on Table 11. As shown, the total regional operational emissions generated by the Project would not approach the operational thresholds of significance set by the SCAQMD. Therefore, impacts associated with regional operational emissions from the Project would be less than significant. Also, the actual net increase in operational emissions would be lower than the totals shown on Table 11 since these emissions do not provide a reduction for the existing uses that are presently developed at the Project Site.



**Table 11**  
**Estimated Mass Daily Regional Operational Emissions**

Construction Phase	Emissions in Pounds Per Day					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Summer (Smog Season) Emissions						
Area Sources	2.4	0.1	11.2	<0.1	0.1	0.1
Energy Sources	<0.1	0.3	0.1	<0.1	<0.1	<0.1
Mobile Sources	2.6	2.6	25.6	0.1	6.0	1.6
Total Emissions	5.0	3.0	37.0	0.1	6.0	1.7
Winter Emissions						
Area Sources	2.4	0.1	11.2	<0.1	0.1	0.1
Energy Sources	<0.1	0.3	0.1	<0.1	<0.1	<0.1
Mobile Sources	2.5	2.8	25.1	0.1	6.0	1.6
Total Emissions	5.0	3.2	36.5	0.1	6.0	1.7
Maximum Daily Emissions	5.0	3.2	37.0	<0.1	6.0	1.7
SCAQMD Thresholds of Significance	55.0	55.0	550.0	150.0	150.0	55.0
Significant Impact?	No	No	No	No	No	No
<i>Source: Cadence Environmental Consultants, 2021.</i>						

According to the *Transportation Study Assessment Referral Form* prepared for the Project, the existing uses at the site generate approximately 1,853 ADT while the proposed apartment and commercial uses would generate approximately 857 ADT. The *Transportation Study Assessment Referral Form* also estimates that the existing uses generate approximately 13,454 VMT per day while the proposed uses are estimated to generate approximately 5,761 VMT per day. This means that the proposed project would result in a net reduction of vehicle trips and their associated air pollutant emissions.

**Localized Operational Emissions**

The average daily localized operational emissions that would be generated at the Project Site are shown on Table 12 along with the applicable operational LSTs for SRA 2. As shown, on-site operational emissions generated by the Project would not approach the established SCAQMD localized thresholds. Therefore, this impact would be less than significant.

**Table 12**  
**Estimated Daily Localized Operational Emissions**

Construction Phase	Emissions in Pounds Per Day			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Sources	0.1	11.2	0.1	0.1
Energy Sources	0.3	0.1	<0.1	<0.1
Mobile Sources	<0.1	<0.1	<0.1	<0.1
Total Emissions	0.4	11.4	<0.1	<0.1
SCAQMD Localized Thresholds	103.0	562.0	4.0	3.0
Significant Impact?	No	No	No	No
<i>Source: Cadence Environmental Consultants, 2021.</i>				

## **WATER QUALITY**

During construction of the Project, particularly during the grading and excavation phases, stormwater runoff from precipitation events could subject exposed and stockpiled soils to erosion and could 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. However, the Project Applicant would be required to comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Permit including the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and implementation of best management practices (BMPs), required to minimize soil erosion and sedimentation from entering the storm drains during the construction period. In addition, the 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 Project could have the potential to introduce small amounts of pollutants typically associated with a residential development (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 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 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 Standard Urban Stormwater Mitigation Plan (SUSMP), including the implementation of BMPs, would ensure that operation of the 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 water quality. Therefore, no significant Project impacts related to water quality would occur.

## Discussion of Section 15332(e)

As discussed below, the Project can be adequately served by all required utilities and public services.

### PUBLIC SERVICES

#### *Fire Protection*

The Project includes demolition and removal of all existing uses from the Project Site and development of the Project Site with a 109,853-square-foot mixed-use building, containing 136 residential dwelling units and 5,828 square feet of restaurant uses, adding a residential and employment population to the Project Site that could result in an increased need for police protection services at the Project Site. The factors that the Los Angeles Fire Department (LAFD) considers in determining whether fire protection services for a project is adequate include whether the project: (1) is within the maximum response distance for the land uses proposed; (2) complies with emergency access requirements; (3) complies with fire-flow requirements; and (4) complies with fire hydrant placement. Pursuant to LAMC Section 57.507.3.3, the maximum response distance between a high-density residential/commercial neighborhood land use and a LAFD station that houses an engine or truck company is 1.5 miles. If this distance is exceeded, all structures shall be constructed with automatic fire sprinkler systems. The Project Site is served by various fire stations, as shown on Table 13. The fire station closest to the Project Site is Fire Station 43, which is 0.4 miles away. The Project would be constructed with automatic fire sprinkler systems pursuant to LAMC Section 57.507.3.3.

**Table 13**  
**Fire Stations Serving the Project Site**

No.	Address	Distance from Project Site
43	3690 Motor Avenue	0.4 miles
62	11970 Venice Boulevard	2.1 miles
92	10556 W. Pico Boulevard	2.4 miles

Source: LAFD, <http://www.lafd.org/fire-stations/find-your-station>, 2021.

All ingress/egress associated with the Project would be designed and constructed in conformance to all applicable City Building and Safety Department and LAFD standards and requirements for design and construction. Therefore, the Project would not result in impacts related to emergency access. The required fire flow for the Project would be confirmed in consultation with the LAFD during the plan check approval process. Therefore, no significant Project impacts related to fire protection services would occur.

#### *Police Protection*

The Project includes demolition and removal of all existing uses from the Project Site and development of the Project Site with a 109,853-square-foot mixed-use building, containing 136

residential dwelling units and 5,828 square feet of restaurant uses, adding a residential and employment population to the Project Site that could result in an increased need for police protection services at the Project Site. However, in accordance with the City's regulations, the Project developer would be required to refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design," published by the Los Angeles Police Department (LAPD). Contact the Community Relations Division, located at 100 W. 1<sup>st</sup> Street, #250, Los Angeles, CA 90012; (213) 486-6000. The Project would include standard security measures such as adequate security lighting, controlled residential access, and secure parking facilities. Through compliance with LAPD requirements, no significant Project impacts related to police protection services would occur.

### **Schools**

The Project includes demolition and removal of all existing uses from the Project Site and development of the Project Site with a 109,853-square-foot mixed-use building, containing 136 residential dwelling units and 5,828 square feet of restaurant uses, that could directly (through development of residential uses) and indirectly (through development of commercial uses) add school-aged children to the Project Site, creating a need for school services. However, pursuant to the California Government Code Section 65995/California Education Code Section 17620, mandatory payment of the school fees established by the LAUSD in accordance with existing rules and regulations regarding the calculation and payment of such fees would, by law, fully address any potential direct and indirect impacts to schools as a result of the Project. Therefore, no significant Project impacts to school services would occur.

### **Parks**

The Project includes demolition and removal of all existing uses from the Project Site and development of the Project Site with a 109,853-square-foot mixed-use building, containing 136 residential dwelling units and 5,828 square feet of restaurant uses. The residential portion of the Project could result in an increased demand for parks in the Project Site area. The Project would include 13,481 square feet of usable open space for the exclusive use of Project residents and guests that would alleviate potential increases in demand for parks. Additionally, pursuant to Ordinance 184,505 (Parks Dedication and Fee Update), the Project Applicant would be required to pay an in-lieu fee to the City for the purpose of developing park and recreational facilities. Thus, the Project would not create a need for off-site parks and recreational facilities. Therefore, no significant Project impacts related to parks and recreational facilities would occur.

### **Other Public Facilities**

The Project includes demolition and removal of all existing uses from the Project Site and development of the Project Site with a 109,853-square-foot mixed-use building, containing 136 residential dwelling units and 5,828 square feet of restaurant uses. The residential portion of the Project could result in an increased demand for library facilities in the Project Site area. Libraries in the vicinity of the Project Site include the following:

- Palms-Rancho Park Branch Library

- Baldwin Hills Branch Library
- Mar Vista Branch Library
- Fairview Branch Library
- Robertson Branch Library

Although the Project could increase the demand for library services in the Project Site area, because the area is well served by several existing libraries, the Project would not cause the need for new or altered library facilities, the construction of which could result in significant environmental impacts. These existing libraries are expected to adequately serve the needs of future occupants of the Project. As stated in the 2015-2020 Strategic Plan, the Los Angeles Public Library (LAPL) is committed to increasing the number of people who use library services and the number of library cardholders. Because the Project is consistent with the allowable density and uses allowed under the current zoning and General Plan designations, the Project would not substantially increase demands upon library services, as compared to the use projections in the LAPL's 2015-2020 Strategic Plan. Therefore, no significant Project impacts related to library facilities would occur.

## UTILITIES AND SERVICE SYSTEMS

### ***Wastewater***

The Project Site is located within the service area of the Hyperion Treatment Plant (HTP), which has been designed to treat a maximum dry-weather daily flow of 450 million gallons per day (mgd) and a peak wet-weather flow of 800 mgd.<sup>3</sup> Full secondary treatment prevents virtually all particles suspended in effluent from being discharged into the Pacific Ocean and is consistent with the Los Angeles Regional Water Quality Control Board's (LARWQCB) discharge policies for the Santa Monica Bay. The HTP currently treats an average daily flow of approximately 275 mgd. Thus, there is an available capacity of no less than approximately 175 mgd available capacity. The Project would generate a net increase of approximately 23,371 gallons of wastewater per day (or 0.02 mgd) (refer to Table 14). It should be noted that this amount does not take into account the net decrease associated with the effectiveness of water conservation measures required in accordance with the City's Green Building Code, which would likely reduce the Project's water consumption (and wastewater generation) shown on Table 14. With a remaining daily capacity of 175 mgd, the HTP would have adequate capacity to serve the Project. Therefore, no significant Project impacts related to wastewater treatment would occur.

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<sup>3</sup> City of Los Angeles Department of Sanitation, [https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p/s-lsh-wwd-cw-p-hwrrp:jsessionId=eZqfxN9kH7JNCMKvC8S0n8GklyH7VwNMZ03aN9oSSgGtF5ixQkRV!2143003606!2064592652?\\_afzLoop=11698142585277113&\\_afzWindowMode=0&\\_afzWindowId=null&\\_adf.ctrl-state=1d12da31dl\\_1#!%40%40%3F\\_afzWindowId%3Dnull%26\\_afzLoop%3D11698142585277113%26\\_afzWindowMode%3D0%26\\_adf.ctrl-state%3D1d12da31dl\\_5](https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p/s-lsh-wwd-cw-p-hwrrp:jsessionId=eZqfxN9kH7JNCMKvC8S0n8GklyH7VwNMZ03aN9oSSgGtF5ixQkRV!2143003606!2064592652?_afzLoop=11698142585277113&_afzWindowMode=0&_afzWindowId=null&_adf.ctrl-state=1d12da31dl_1#!%40%40%3F_afzWindowId%3Dnull%26_afzLoop%3D11698142585277113%26_afzWindowMode%3D0%26_adf.ctrl-state%3D1d12da31dl_5), accessed November 2021.

**Table 14**  
**Estimated Wastewater Generation and Water Consumption<sup>1</sup>**

<b>Land Use</b>	<b>Size</b>	<b>Water Consumption Rate<sup>2</sup></b>	<b>Total (gpd)</b>
<u>Existing</u>			
Multi-family Residential	6 du <sup>3</sup>	150 gpd/1,000 sf	900
Medical Office	1,456 sf	250 gpd/1,000 sf	364
Gas Station Market	3,000 sf	50 gpd/1,000 sf	150
Auto Service and Repair	1,500 sf	50 gpd/1,000 sf	75
<b>Total Existing</b>			<b>1,489</b>
<u>Project</u>			
Residential, 1-bedroom	48 du	110 gpd/du	5,280
Residential, 2-bedroom	74 du	150 gpd/du	11,100
Residential, 3-bedroom	14 du	190 gpd/du	2,660
Restaurant	194 seats <sup>4</sup>	25 gpd/seat	5,820
<b>Project Total</b>			<b>24,860</b>
<b>Less Existing</b>			<b>(1,489)</b>
<b>Net Total</b>			<b>23,371</b>
<i>gpd = gallons per day      du = dwelling unit      sf = square feet</i>			
<sup>1</sup> Conservatively assumes that water consumption is equal to wastewater generation.			
<sup>2</sup> Source: City of Los Angeles Bureau of Sanitation, Sewer Generation Factors, April 6, 2012.			
<sup>3</sup> Assumes all units are 2-bedroom units.			
<sup>4</sup> Assumes 30 square feet per seat.			

Pursuant to City policy, the Bureau of Sanitation would check the gauging of the sewer lines and make the appropriate decisions on how best to connect to the local sewer lines at the time of construction. A final approval for sewer capacity and connection permit would be made at the time of construction. Therefore, no significant Project impacts related to local sewer infrastructure would occur.

### **Water**

The Los Angeles Department of Water and Power (LADWP) provides water service to the Project Site. LADWP's water supply sources include the Los Angeles Aqueduct (LAA), local groundwater, the SWP (supplied by the Metropolitan Water District [MWD]), the Colorado River Aqueduct (also supplied by MWD), and recycled water.

The California Urban Water Management Planning Act of 1984 requires every municipal water supplier who serves more than 3,000 customers or provides more than 3,000 acre-feet per year (AFY) of water to prepare an Urban Water Management Plan (UWMP) every five years to identify short-term and long-term water resources management measures to meet growing water demands during normal, single-dry, and multiple-dry years. In the UWMP, the water supplier must describe the water supply projects and programs that may be undertaken to meet the total water use of the service area. The UWMP that is applicable to the Project is LADWP's 2020 UWMP. The 2020 UWMP provides historical and forecasted water demands for the City. Total water demand varies annually and is contingent on various factors including: population growth,



weather, water conservation, drought, and economically activity. Table 15 shows a breakdown of historical water demand for the LADWP service area. Table 16 provides LADWP's projected water demand from 2025 to 2045 for average year, single dry year, and multi dry year hydrological conditions. Demographic projections were provided for the LADWP service area by the Metropolitan Water District (MWD), who received the data from SCAG. SCAG applied its 2020 Regional Transportation Plan demographic data to water service areas for MWD's member agencies. These data were used for water demand projections in LADWP's 2020 UWMP. The Project's uses are allowed under the existing zoning and land use designation for the Project Site and as such, the residential population associated with the Project was accounted for in the 2020 UWMP. Service area population is expected to continue to grow over the next 25 years at a rate of 0.7 percent annually.<sup>4</sup> Based on its 2020 UWMP, LADWP has supply capabilities that would be sufficient to meet expected demands from 2025 through 2045 under single dry-year and multiple dry-year hydrologic conditions.

As shown on Table 14, the Project would consume a net increase of approximately 23,371 gallons of water per day (or 0.02 mgd). According to the Los Angeles Department of Water and Power (LADWP), any project that is consistent with the City's General Plan, the projected water demand associated with that project is considered to be accounted for in the most recently adopted Urban Water Management Plan (UWMP), which is prepared by the LADWP to ensure that existing and projected water demand within its service area can be accommodated.<sup>5</sup> As discussed previously, the Project is consistent with the City's General Plan land use designation for the Project Site. Additionally, the Project Applicant would be required to comply with the water efficiency standards outlined in Los Angeles City Ordinance No. 180822 and in the Los Angeles Green Building Code (LAGBC) to minimize water usage. Further, prior to issuance of a building permit, the Project Applicant would be required to consult with LADWP to determine Project-specific water supply service needs and all water conservation measures that shall be incorporated into the Project. As such, the Project would not require new or additional water supply or entitlements. Therefore, no significant Project impacts related to water supply would occur.

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<sup>4</sup> 2020 Urban Water Management Plan, LADWP, p. 1-5.

<sup>5</sup> Los Angeles Department of Water and Power, Amir Tabakh, correspondence, February 11, 2015.

**Table 15**  
**Breakdown of Historical Water Demand for LADWP's Service Area**

Fiscal Year Ending Average	Single Family		Multi-Family		Commercial		Industrial		Government		Non- Revenue		Total
	AF	%	AF	%	AF	%	AF	%	AF	%	AF	%	AF
2016-2020	170,660	35%	141,088	28%	88,680	18%	14,938	3%	39,628	8%	40,690	8%	495,685
2011-2015	206,652	37%	161,592	29%	96,832	18%	17,855	3%	43,573	8%	26,139	6%	552,768
2006-2010	236,154	38%	180,277	29%	106,964	17%	23,196	4%	42,956	7%	30,617	5%	620,165
2001-2005	239,754	37%	190,646	29%	109,685	17%	21,931	3%	41,888	6%	52,724	8%	656,628
1996-2000	222,748	36%	191,819	31%	111,051	18%	23,560	4%	39,421	6%	33,696	5%	622,295
1991-1995	197,322	34%	177,104	30%	110,724	19%	21,313	4%	38,426	7%	39,364	7%	584,253
30-Year Average	212,215	36%	173,755	30%	103,990	18%	20,465	3%	40,982	7%	37,205	6%	588,611

*AF = Acre Feet*

*Source: 2020 Urban Water Management Plan, LADWP.*

**Table 16**  
**Service Area Reliability Assessment (AFY)**

Hydrological Conditions <sup>1</sup>	Years				
	2025	2030	2035	2040	2045
Average Year	642,600	660,200	678,800	697,800	710,500
Single Dry Year	674,700	693,200	712,700	732,700	746,000
Multi-Dry Year (Year 1)	657,900	675,800	694,900	714,400	727,400
Multi-Dry Year (Year 2)	661,700	679,700	698,900	718,500	731,500
Multi-Dry Year (Year 3)	674,400	693,200	712,800	732,700	746,000
Multi-Dry Year (Year 4)	661,600	679,600	698,900	718,400	731,500
Multi-Dry Year (Year 5)	655,700	673,600	692,600	712,000	724,900

*AFY = acre-feet per year*

*Source: 2020 UWMP, LADWP, Exhibits 11E, 11F, and 11G.*

**Solid Waste**

The landfills that serve the City and the capacity of these landfills are shown on Table 17. As shown, the landfills have an approximate available daily intake of 18,366 tons. As shown on Table 18, the Project would generate a net increase of approximately 0.287 tons of solid waste per day. This total is a conservative and does not account for the net decrease associated with the previous use and the effectiveness of recycling efforts, which the Project would be required by the City to implement. With a remaining daily intake capacity of approximately 18,366 tons of solid waste per day, the landfills serving the City could accommodate the Project’s approximately net increase of 0.287 tons of solid waste per day.

**Table 17  
Landfill Capacity**

<b>Landfill Facility</b>	<b>Estimated Remaining Life (years)</b>	<b>Estimated Remaining Disposal Capacity (million tons)</b>	<b>Permitted Intake (tons/day)</b>	<b>Daily Disposal (tons/day)</b>	<b>Available Daily Intake (tons/day)</b>
Sunshine Canyon	18	69.7	12,100	6,387	5,713
Chiquita Canyon	28	56.9	12,000	5,525	6,475
Antelope Valley	18	10.9	3,600	2,113	1,487
Lancaster	22	9.9	3,000	363	3,137
Calabasas	8	4.3	3,500	1,946	1,554
<b>Total</b>					<b>18,366</b>
<i>Source: County of Los Angeles, Countywide Integrated Waste Management Plan, 2019 Annual Report, September 2020.</i>					

The Project’s solid waste would be handled by private waste collection services. Pursuant to Section 66.32 of the LAMC, the Project’s solid waste contractor must obtain, in addition to all other required permits, an Assembly Bill 939 (AB 939) Compliance Permit from the Los Angeles Bureau of Sanitation (LASAN). The Project would be required to comply with LAMC Section 12.21 A.19, which requires new development to provide an adequate recycling area or room for collecting and loading recyclable materials. Additionally, the Project would be required to comply with CALGreen Code waste reduction measures for the operation of the Project. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Project’s regular solid waste disposal program. For these reasons, the Project would not generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, and would not otherwise impair the attainment of solid waste reduction goals. Therefore, no significant Project impacts related to solid waste would occur.

**Table 18  
Estimated Project Solid Waste Generation**

<b>Land Use</b>	<b>Size</b>	<b>Generation Rate<sup>1</sup></b>	<b>Total (tpd)</b>
<b>Existing</b>			
Multi-family Residential	6 du	4 lbs/du/day	0.012
Medical Office	1,456 sf	0.005 lbs/sf/day	0.003
Gas Station Market	3,000 sf	0.005 lbs/sf/day	0.007
Auto Service and Repair	1,500 sf	0.005 lbs/sf/day	<u>0.003</u>
<b>Total Existing</b>			<b>0.025</b>
<b>Project</b>			
Multi-Family Residential	136 du	4 lbs/du/day	0.272
Restaurant	5,828 sf	0.005 lbs/sf/day	<u>0.014</u>
<b>Total Project</b>			<b>0.312</b>
<b>Less Existing</b>			<b>(0.025)</b>
<b>Net Total</b>			<b>0.287</b>
<i>tpd = tons per day      sf = square feet      du = dwelling unit</i>			
<sup>1</sup> Source: City of Los Angeles Bureau of Sanitation, "Solid Waste Generation," 1981.			

**Categorical Exemption Exceptions**

Section 15300.2 (Exceptions), Article 19, Chapter 3, Title 14 of the California Code of Regulations includes Exceptions to Categorical Exemptions for certain activities. For the reasons discussed below, none of the Exceptions apply to the Project.

**15300.2. Exceptions**

- (a) *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*
- (b) *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*
- (c) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*
- (d) *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees,*

*historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

- (e) *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*
- (f) *Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

## **Discussion of Exceptions**

### **Section 15300.2 (a) - Location:**

Not applicable. The Project does not fall under the definitions of Classes 3, 4, 5, 5, or 11.

### **Section 15300.2(b) - Cumulative Impacts**

The cumulative impact analysis considers the potential impacts associated with implementation of the Project in conjunction with other “related projects” in the vicinity of the Project Site that could be developed within the same timeframe as the Project. The list of related projects includes 14 projects and is included as Appendix E. As discussed below, the Project would not contribute to any significant cumulative impacts resulting from successive projects of the same type in the same place over time, and this Exception does not apply.

### **Air Quality**

The SCAQMD recommends that any construction-related emissions and operational emissions from individual development projects that exceed the project-specific mass daily emissions thresholds identified above also be considered cumulatively considerable.<sup>6</sup> Individual projects that generate emissions not in excess of SCAQMD’s significance thresholds would not contribute considerably to any potential cumulative impact. The SCAQMD neither recommends quantified analyses of the emissions generated by a set of cumulative development projects nor provides thresholds of significance to be used to assess the impacts associated with these emissions. As discussed previously, the Project would not produce VOC, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>2.5</sub>, and PM<sub>10</sub> emissions in excess of SCAQMD’s significance thresholds. Therefore, the cumulative air quality impact of successive projects of the same type in the same place over time would not be significant.

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<sup>6</sup> *White Paper on Regulatory Options for Addressing Cumulative Impacts from Air Pollution Emissions, SCAQMD Board Meeting, September 5, 2003, Agenda No. 29, Appendix D, p. D-3.*

## Water Quality

The sites of the Project and the related projects are located in an urbanized area where most of the surrounding properties are already developed. The existing storm drainage system serving this area has been designed to accommodate runoff from an urban built-out environment. When new construction occurs it generally does not lead to substantial additional runoff, since new developments is required to control the amount and quality of stormwater runoff coming from their respective sites. Moreover, little if any additional cumulative runoff is expected from the Project and the related project sites, since the area is highly developed with impervious surfaces. Additionally, all new development in the City is required to comply with the City's LID Ordinance and incorporate appropriate stormwater pollution control measures into the design plans to ensure that water quality impacts are minimized. Any subsequent developments would be required to perform the same level of water quality impact analysis as the Project, and any impacts would be mitigated as necessary/appropriate. Therefore, the cumulative water quality impact of successive projects of the same type in the same place over time would not be significant.

## Noise

The sites of all 14 related projects are separated from the Project Site by several streets and intervening development. The Project and related projects do not have sensitive receptors in common. Noise generated by concurrent construction and operational activities would not be cumulatively audible. Thus, cumulative noise impacts would be less than significant.

## Traffic

The Office of Planning and Research's (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* states the following regarding cumulative traffic impacts:

*Cumulative Impacts. A project's cumulative impacts are based on an assessment of whether the "incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." (Pub. Resources Code, § 21083, subd. (b)(2); see CEQA Guidelines, § 15064, subd. (h)(1).) When using an absolute VMT metric, i.e., total VMT (as recommended below for retail and transportation projects), analyzing the combined impacts for a cumulative impacts analysis may be appropriate. However, metrics such as VMT per capita or VMT per employee, i.e., metrics framed in terms of efficiency (as recommended below for use on residential and office projects), cannot be summed because they employ a denominator. A project that falls below an efficiency-based threshold that is aligned with long-term goals and relevant plans has no cumulative impact distinct from the project impact. Accordingly, a finding of a less-than-significant project impact would imply a less than significant cumulative impact, and vice versa. This is similar to the analysis typically conducted for greenhouse gas emissions, air quality impacts, and impacts that utilize plan compliance as a threshold of significance. (See Center for Biological Diversity v. Department of Fish & Wildlife (2015) 62 Cal.4th 204, 219, 223; CEQA Guidelines, § 15064, subd. (h)(3).)*



As discussed previously, the Project would not result in a significant VMT impact. For this reason, the Project's cumulative contribution to traffic impacts would not be significant.

## **Public Services**

### ***Fire Protection***

Implementation of the Project and the related projects could result in a net increase in the number of residents and employees in the area and could cumulatively increase demand for fire protection services. Cumulative development requires the LAFD to continually evaluate the need for new or physically altered facilities in order to maintain adequate service ratios. As with the proposed Project, the related projects would be subject to the Fire Code and other applicable regulations of the LAMC including, but not limited to, automatic fire sprinkler systems for high-density buildings and/or residential projects located farther than 1.5 miles from the nearest LAFD Engine or Truck Company to compensate for additional response time, and other recommendations made by the LAFD to ensure fire protection safety. Compliance with the applicable regulatory measures would ensure that LAFD would be able to provide adequate facilities to accommodate future growth and maintain acceptable levels of service. Furthermore, the increased demands for additional LAFD staffing, equipment, and facilities would be funded via existing mechanisms (e.g., property taxes and government funding) to which the Project and related projects would contribute. Additionally, any subsequent development would be required to perform the same level of fire protection impact analysis as the Project, and any impacts would be mitigated as necessary/appropriate. Therefore, the cumulative impact to fire protection from successive projects of the same type in the same place over time would not be significant.

### ***Police Protection***

Implementation of the Project and the related projects could result in a net increase in the number of residents and employees in the Project Site area and could cumulatively increase the demand for police protection services. Cumulative development requires the LAPD to continually evaluate the need for new or physically altered facilities in order to maintain adequate service ratios. As with the proposed Project, the related projects would be subject to the review and oversight of the LAPD related to crime prevention features, and other applicable regulations of the LAMC. The review process would ensure the ability of the LAPD to provide adequate facilities to accommodate future growth and maintain acceptable levels of service. Furthermore, the increased demands for additional LAPD staffing, equipment, and facilities would be funded via existing mechanisms (e.g., property taxes and government funding) to which the Project and related projects would contribute. Additionally, any subsequent development would be required to perform the same level of police protection impact analysis as the Project, and any impacts would be mitigated as necessary/appropriate. Therefore, the cumulative impact to police protection from successive projects of the same type in the same place over time would not be significant.

### ***Schools***

The Project and the related projects could cumulatively increase the number of students in the Project Site area. However, similar to the Project Applicant, the applicants of all the related

projects would be required to pay the state mandated applicable school fees to the LAUSD to ensure that no significant impacts to school services would occur. Additionally, any subsequent developments would be required to perform the same level of school impact analysis as the Project, and any impacts would be mitigated as necessary/appropriate. Therefore, the cumulative impact to schools from successive projects of the same type in the same place over time would not be significant.

### ***Parks***

The Project and the related projects could cumulatively increase demand for parks and recreational services. As with the Project, the applicant of the related projects would be subject to the City's Park and Recreation Ordinance and must comply with LAMC open space requirements, ensuring that any potential impacts to parks and recreational facilities would be less than significant. Any subsequent developments would be required to perform the same level of parks and recreational impact analysis as the Project, and any impacts would be mitigated as necessary/appropriate. Therefore, the cumulative impact to parks from successive projects of the same type in the same place over time would not be significant.

### ***Other Public Facilities***

Implementation of the residential related project in concert with the Project could result in a net increase in the number of residents in the Project Site area and could further increase the demand for library services. However, the Project Site area is well served by several existing libraries, and cumulative development would not cause the need for new or altered library facilities, the construction of which could result in significant environmental impacts. Therefore, cumulative impacts related to library services would be less than significant. Therefore, the cumulative impact to library services from successive projects of the same type in the same place over time would not be significant.

### ***Utilities***

#### ***Wastewater***

Implementation of the related projects in concert with the Project could increase the need for wastewater treatment. Table 19 shows that the cumulative development in the Project Site area could result in the need to treat approximately 311,156 gallons of water per day (or 0.31 mgd per day). It should be noted that this amount does not take into account the net decrease in wastewater generation (and water consumption) that would occur as a result of removal of existing uses for the related project or the effectiveness of water conservation measures required in accordance with the City's Green Building Code, both of which would likely substantially reduce the cumulative water consumption and wastewater generation shown on Table 19. With a remaining treatment capacity of approximately 175 mgd, the HTP would have adequate capacity to accommodate the wastewater treatment requirements of cumulative development. No new or upgraded treatment facilities would be required. Therefore, the cumulative wastewater impacts related to water treatment would be less than significant.

**Table 19**  
**Estimated Cumulative Water Consumption and Wastewater Generation<sup>1</sup>**

<b>Land Uses</b>	<b>Size</b>	<b>Water Consumption/ Wastewater Generation Rate<sup>2</sup></b>	<b>Total (gpd)</b>
Multi-Family Residential	1,625 du	150 gpd/du	243,750
Retail	56,600 sf	25 gpd/1,000 sf	1,415
Office	26,000 sf	120 gpd/1,000 sf	3,120
Restaurant	1,316 seats <sup>3</sup>	30 gpd/seat	<u>39,500</u>
<b>Total Related Projects</b>			<b>287,785</b>
<i>Plus Project</i>			<i>23,371</i>
<b>Total</b>			<b>311,156</b>
<i>gpd = gallons per day                      du = dwelling unit</i>			
<sup>1</sup> <i>Assumes wastewater generation equals water consumption.</i>			
<sup>2</sup> <i>Source: City of Los Angeles Bureau of Sanitation, Sewer Generation Factors, April 6, 2012. This rate does not assume the effectiveness of any current water conservation measures that are required in the City.</i>			
<sup>3</sup> <i>Assumes 30 square feet per seat.</i>			

**Water**

Implementation of the related projects could increase the need for water supply in the City. Table 19 shows that the cumulative development in the Project Site area could result in the need to treat approximately 311,156 gallons of water per day (or 0.31 mgd per day). It should be noted that this amount does not take into account the net decrease in water consumption (and wastewater generation) that would occur as a result of removal of existing uses for the related project or the effectiveness of water conservation measures required in accordance with the City’s Green Building Code, both of which would likely substantially reduce the cumulative water consumption (and wastewater generation) shown on Table 19.

LADWP (through its 2020 UWMP) anticipates that its projected water supplies will meet demand through the year 2045. In terms of the City’s overall water supply condition, any related project that is consistent with the City’s General Plan has been taken into account in the planned growth of the water system. In addition, any related project that conforms to the demographic projections from SCAG’s Regional Transportation Plan and is located in the service area is considered to have been included in LADWP’s water supply planning efforts so that projected water supplies would meet projected demands. Similar to the Project, each related project would be required to comply with City and State water code and conservation programs for both water supply and infrastructure.

Related projects that propose changing the zoning or other characteristics beyond what is within the General Plan would be required to evaluate the change under CEQA review process. The CEQA analysis would compare the existing to the proposed uses and the ability of LADWP supplies and infrastructure to provide a sufficient level of water service. Future development projects within the service area of the LADWP would be subject to the water conservation measures outlined in the City’s Green Building Code, which would partially offset the cumulative demand for water. LADWP undertakes expansion or modification of water service infrastructure

to serve future growth in the City as required in the normal process of providing water service. For these reasons, cumulative impacts related to water supply would be less than significant.

**Solid Waste**

Implementation of the related projects could increase the need for landfill capacity in the region. As shown on Table 20, implementation of the Project in conjunction with the related projects would result in an estimated solid waste generation of approximately 6.42 tons per day. It should be noted that this amount does not take into account the net decrease in solid waste generation that would occur as a result of removal of existing uses or the effectiveness of recycling measures required in accordance with existing City’s recycling regulations, both of which would likely substantially reduce the cumulative solid waste generation.

**Table 20  
Estimated Cumulative Solid Waste Generation**

<b>Land Uses</b>	<b>Size</b>	<b>Solid Waste Generation Rate<sup>1</sup></b>	<b>Total (tpd)</b>
Multi-Family Residential	1,625 du	4 lbs/day/du	3.25
Commercial	122,100 sf	0.005 lbs/day/sf	0.30
<b>Total Related Projects</b>			<b>3.55</b>
<i>Plus Project</i>			<i>0.287</i>
<b>Total</b>			<b>6.42</b>
<i>tpd = tons per day      du = dwelling unit      lbs = pounds      sf = square feet</i>			
<sup>1</sup> <i>CalRecycle.</i>			

With a remaining daily capacity of approximately 18,366 tons of solid waste per day, the landfills serving the Project and related project would have adequate capacity to accommodate cumulative solid waste generation. Additionally, all development in the City is require to comply with City and state recycling regulations. Therefore, cumulative impacts related to solid waste generation would be less than significant.

**Section 15300.2(c) – Significant Effects Due to Unusual Circumstances**

There are no unusual circumstances related to implementation of the Project. The Project includes infill development of a site located on Venice Boulevard in an urbanized portion of the City. The Project includes development of mixed-use building, including residential and restaurant uses, uses found throughout the Project Site region. The Project Site is not located in a designated “environmentally sensitive area.” While no unusual circumstances exist, as described above, there is also not a reasonable possibility that any significant effects could result from development of the Project. Specifically, no significant impacts related to traffic, noise, air quality, water quality, public services, and/or utilities would occur as a result of the Project. Therefore, this Exception does not apply to the Project.

**Section 15300.2(d) – Scenic Highways**

The Project Site is not visible from any state designated scenic highway. Therefore, this Exception does not apply to the Project.

### **Section 15300.2(e) – Hazardous Waste Sites**

A portion of the Project Site was once listed as a Leaking Underground Storage Tank (LUST) Cleanup Site in the State Water Resources Control Board (SWRCB) GeoTracker database (1994 – 2008).<sup>7</sup> However, the site underwent remediation, and the Cleanup Status of the site has been deemed “Completed – Case Closed as of 4/17/2008.”<sup>8</sup> Thus, the Project would not create a hazard to the public or the environment as a result of being listed on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, this Exception does not apply to the Project.

### **Section 15300.2(f) – Historic Resources**

A review of Historic Places LA shows that no historical resources are located on or adjacent to the Project Site.<sup>9</sup> Thus, the Project would not cause a substantial adverse change in the significance of a historical resource. Therefore, this Exception does not apply to the Project.

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<sup>7</sup> Department of Toxic Substances Control, <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress>, accessed November 2021.

<sup>8</sup> California Regional Water Quality Control Board Los Angeles Region, Tracy J. Egoscue, Executive Officer, Case Closure Letter, April 17, 2008. Refer to Appendix F.

<sup>9</sup> Los Angeles Historic Resources Inventory, Historic Places LA, <http://www.historicplacesla.org/map>, accessed November 2021.

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## APPENDIX A – TREE REPORT

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## **TREE REPORT**

for

**10626-10646 Venice Blvd.,  
Culver City, CA 90232**

Owner:

Wiseman Development  
11601 Santa Monica Blvd  
Los Angeles, CA. 90025

Prepared by  
**Harmony Gardens**  
12224 Addison Street  
Valley Village, CA 91607  
Phone (818) 505-9783  
Shelley Sparks, RLA # 2896, ASLA  
ISA Certified Arborist #WE-10883A

May 4, 2021

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## **BACKGROUND**

According to Ordinance 177404 the following trees native tree species are protected: Oak trees including indigenous Oaks (*Quercus spp.*), Southern California Black Walnut (*Juglans californica*), Western Sycamore (*Platanus racemosa*) and California Bay Tree (*Umbellularia californica*). Trees that are to be retained on the site need to be protected during any grading process to within 5' of the drip line of the tree to preclude potential damage to the tree. Non-protected trees of 8" caliper or larger need to be noted too.

The protected trees may be relocated or removed upon prior approval of removal if a) its presence prevents the reasonable development of the property, b) the health of the tree is in decline and its restoration is not advisable or feasible c) It is in danger of falling d) It interferes with proposed utility or roadways within or without property e) It has no apparent aesthetic value that will contribute to the appearance and design of a proposed subdivision.

Should a protected tree need to be removed, the first choice would be relocation elsewhere on the same property where the relocation is economically reasonable and favorable to the survival of the tree. Measures may need to be taken to mitigate adverse effects on the tree.

Should a protected tree need to be removed and relocation is not an option, trees of the protected tree species must be replaced within the property by at least four trees of a protected variety with 24" box or larger trees. The size and number of replacement trees shall approximate the value of the tree to be replaced.

## **STREET TREES**

If a street tree requires removal from the site it is necessary to contact the Urban Forestry Division, Bureau of Street Services for the city of Los Angeles at 213-847-3077.

## **LIMITS OF THE ASSIGNMENT**

The investigation is limited to visual inspection of subject trees.

## **SITE CONDITIONS**

The 25,529 S.F. lot at 10626-10646 Venice Blvd. is flat and contain a gas station and multifamily housing building. A mixed use building with 109 unit apartment building is proposed for the lot.

The tree survey was conducted on September 3, 2020. Trees in the public right of way and on the site are only unprotected species. Trees in the public right of way were *Eriobotrya deflexa* and *Cupaniopsis anacardiodes*. Trees on the site *Yucca elephantipes*, *Thuja occidentalis*, *Cupaniopsis anacardiodes*, *Pinus thunbergii* and *Citrus limon*. All trees were tagged. The trees in the public right of way will remain. The trees on site will be removed to accommodate the new construction. There are no offsite trees immediately adjacent on properties so no trees will be affected by construction. .



## EXISTING TREES IN PUBLIC RIGHT OF WAY

Tree A is *Eriobotrya deflexa*, Bronze Loquat, in good condition. It has caliper of 9-1", standing 6' high and 5' wide. This tree is expected to remain. Should removal be required, application for removal would be obtained through Bureau of Street Services. Urban Forestry would determine replacement value.



Tree B is *Cupaniopsis anacardioides*, Carrotwood Tree in fair condition due to trunk canker. It has a caliper of 12", standing 17' high and 12' wide. This tree is expected to remain. Should removal be required, application for removal would be obtained through Bureau of Street Services. Urban Forestry would determine replacement value.





Tree C is *Cupaniopsis anacardioides*, Carrotwood Tree in fair condition due to vertical splits on the trunk. It has a caliper of 14", standing 15' high and 10' wide. This tree is expected to remain. Should removal be required, application for removal would be obtained through Bureau of Street Services. Urban Forestry would determine replacement value.



Tree D is *Cupaniopsis anacardioides*, Carrotwood Tree in fair condition due to a leaning posture and imbalanced canopy. It has a caliper of 11", standing 14' high and 10' wide. This tree is expected to remain. Should removal be required, application for removal would be obtained through Bureau of Street Services. Urban Forestry would determine replacement value.





Tree E is *Cupaniopsis anacardiodes*, Carrotwood Tree in poor condition due trunk canker, dieback and sparse foliage. It has a caliper of 7", standing 8' high and 6' wide. This tree is expected to remain. Should removal be required, application for removal would be obtained through Bureau of Street Services, Urban Forestry would determine replacement value.



## EXISTING TREES ON PRIVATE PROPERTY

Tree 1 is *Yucca elephantipes*, Giant Yucca good condition. despite infestation of spider mites. It has calipers of 4-3", standing 10' high and 8' wide. This tree will be removed to make way for new construction. Replacement value is one 24" box tree.





Tree 2 is *Thuja occidentalis*, American Arborvitae in fair condition due to a black sooty mold and insect infestation that manifests as brown needles. It has a caliper of 11", standing 16' high and 11' wide. This tree is expected to remain. This tree will be removed to make way for new construction. Replacement value is one 24" box tree. determine replacement value.



Tree 3 is *Cupaniopsis anacardioides*, Carrotwood Tree good condition. It has calipers of 7" and 5", standing 26' high and 12' wide. This tree will be removed to make way for new construction. Replacement value is one 24" box tree.

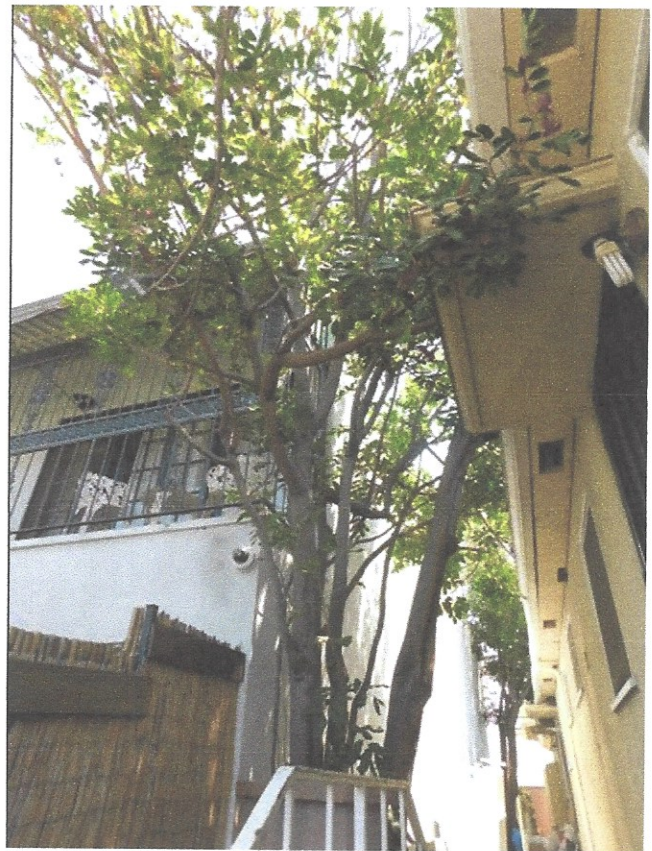




Tree 4 is *Citrus limon*, Lemon Tree in poor condition due to a trunk canker and dieback. It has calipers of 5" and 3-3" standing 19' high and 6' wide. This tree will be removed to make way for new construction. Replacement value is one 24" box tree.

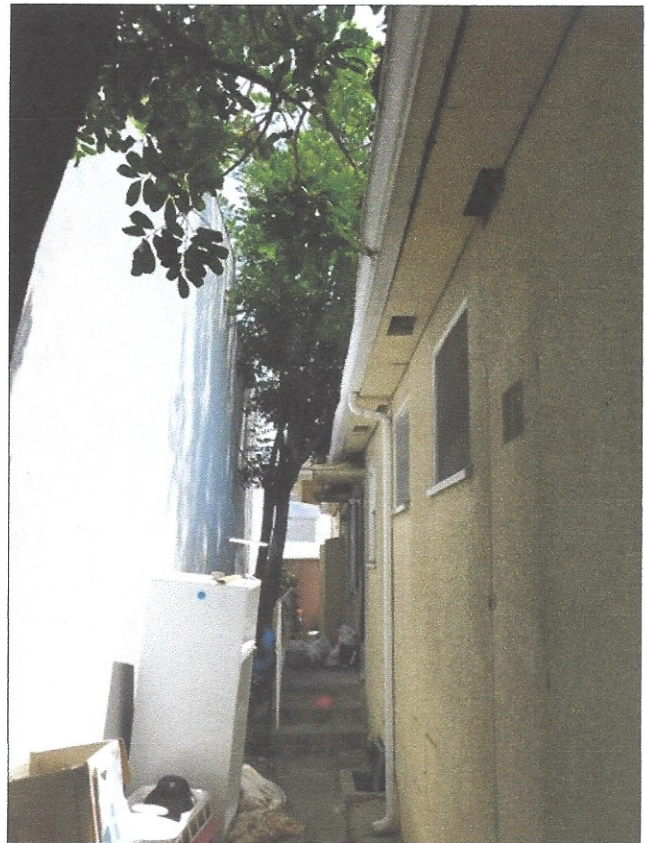


Tree 5 is *Cupaniopsis anacardioides*, Carrotwood Tree in fair condition due to dieback. It has calipers of 8", 6" and 2-4", standing 20' high and 8' wide. This tree will be removed to make way for new construction. Replacement value is one 24" box tree.

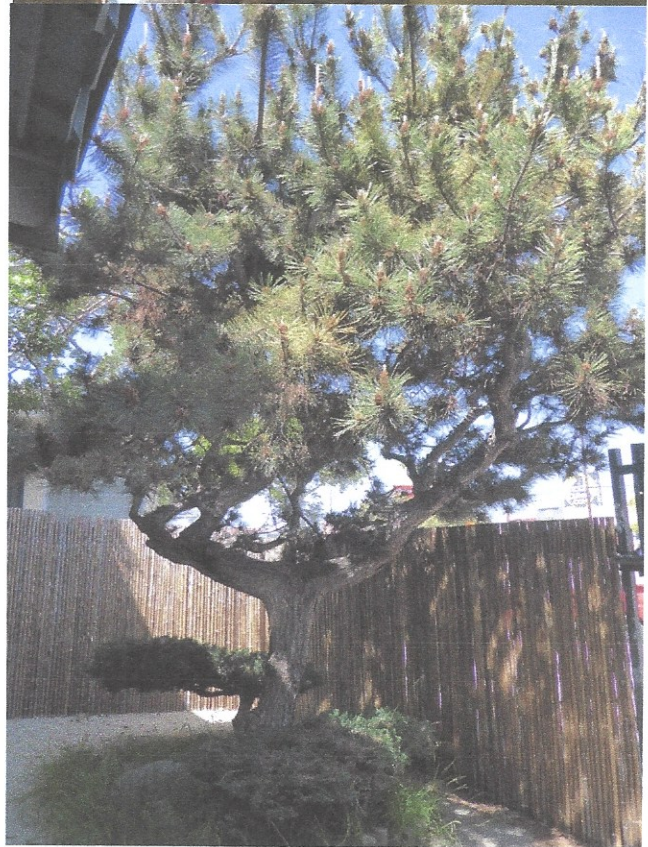




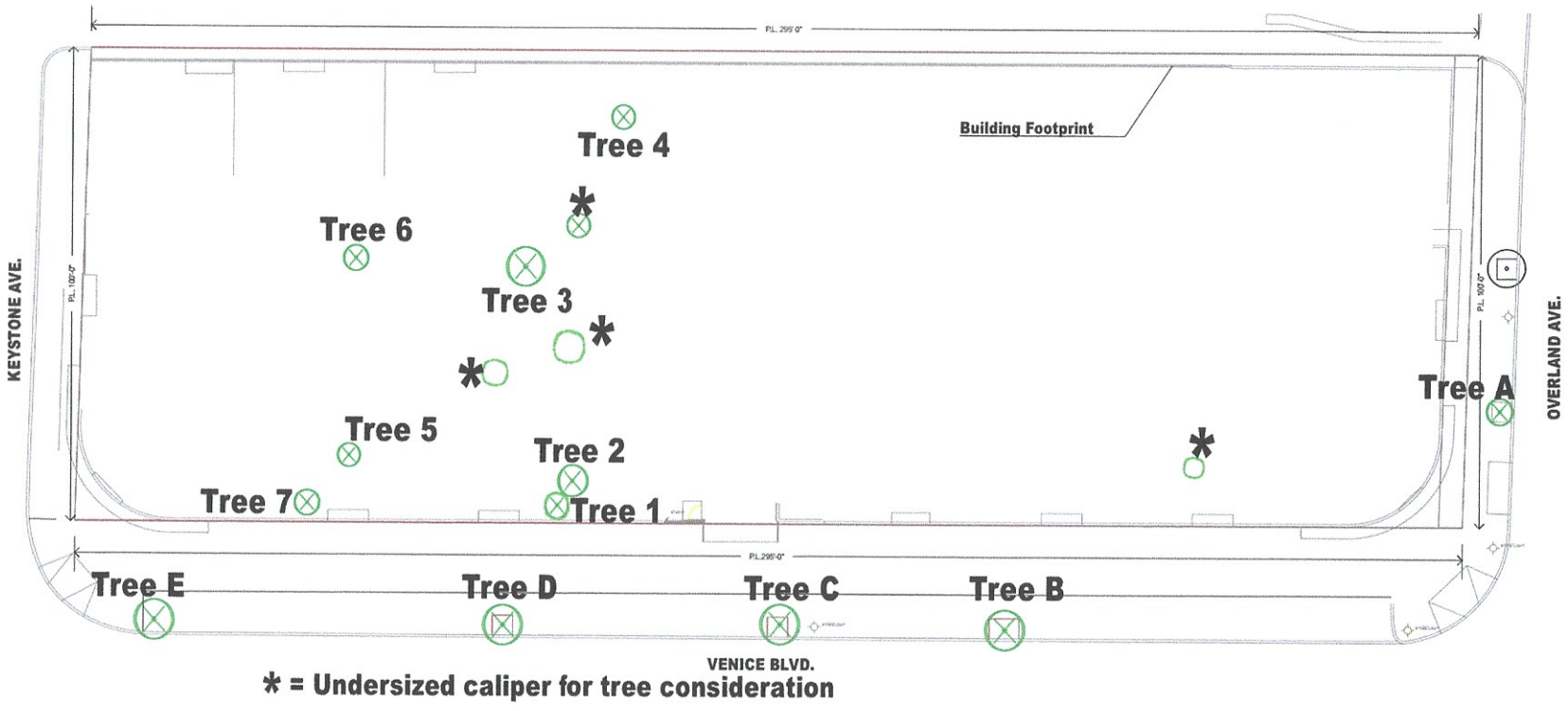
Tree 6 is *Cupaniopsis anacardioides*, Carrotwood Tree in fair condition due to dieback. It has calipers of 9" and 7", standing 22' high and 10' wide. This tree will be removed to make way for new construction. Replacement value is one 24" box tree.



Tree 7 is *Pinus thunbergii*, Japanese Black Pine in fair condition due to brown needles and trunk canker. It has a caliper of 10", standing 9' high and 7' wide. This tree will be removed to make way for new construction. Replacement value is one 24" box tree.



**SITE SURVEY**



Summary of Trees							
Tree	Botanical Name	Common Name	Health	Aesthetic	Comments	Protected	Remove
<b>TREES IN PUBLIC RIGHT OF WAY</b>							
A	<i>Eriobotrya deflexa</i>	Bronze Loquat	Good	Good		No	No
B	<i>Cupaniopsis anacardiodes</i>	Carrotwood Tree	Fair	Good	TC,	No	No
C	<i>Cupaniopsis anacardiodes</i>	Carrotwood Tree	Fair	Good	VS	No	No
D	<i>Cupaniopsis anacardiodes</i>	Carrotwood Tree	Fair	Good	LP	No	No
E	<i>Cupaniopsis anacardiodes</i>	Carrotwood Tree	Poor	Poor	D, TC, SF	No	No
<b>TREES ON PRIVATE PROPERTY</b>							
1	<i>Yucca elephantipes</i>	Giant Yucca	Good	Good		No	Yes
2	<i>Thuja occidentalis</i>	American Arborvitae	Fair	Fair	I, SM	No	Yes
3	<i>Cupaniopsis anacardiodes</i>	Carrotwood Tree	Good	Good		No	Yes
4	<i>Citrus limon</i>	Lemon Tree	Poor	Poor	TC, D	No	Yes
5	<i>Cupaniopsis anacardiodes</i>	Carrotwood Tree	Fair	Fair	D	No	Yes
6	<i>Cupaniopsis anacardiodes</i>	Carrotwood Tree	Fair	Fair	D	No	Yes
7	<i>Pinus thunbergii</i>	Japanese Black Pine	Fair	Good	BN, TC	No	Yes
TC=Trunk Canker, LP=Leaning Posture, VS=Vertical Splits, I=Insect infestation, SM=Spider Mites, D= Dieback,							
SP= Sparse Foliage, BN= Brown Needles							





CALIFORNIA ARCHITECTS BOARD  
LANDSCAPE ARCHITECTS TECHNICAL COMMITTEE  
3620 DEL PASO ROAD, SUITE 100  
SACRAMENTO, CA 95834  
916 875-7230

**dca**

CERTIFICATE NO. **2896** **Landscape Architect** EXPIRES **11/30/22**

**SHELLEY E. SPARKS**  
12224 ADDISON ST.  
VALLEY VILLAGE CA 91607

Signature Shelley Sparks RECEIPT NO. **81628793**

Respectfully submitted,



Shelley Sparks, RLA #2896, ASLA  
ISA Certified Arborist #WE-10883A

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## APPENDIX B – TRAFFIC DATA

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Overland Traffic Consultants  
952 Manhattan Beach Boulevard,  
Suite #100  
Manhattan Beach, CA 90266  
Phone (661) 799 - 8423  
E-mail: otc@overlandtraffic.com

May 12, 2021

Mr. Pedro Ayala  
West LA / Coastal Development Review  
City of Los Angeles Department of Transportation  
7166 West Manchester Avenue, Room #11  
Los Angeles, CA 90045

RE: Submittal of Transportation Assessment Referral Form for a Mixed-Use Project  
Located at 10626 Venice Boulevard (ENV-2021-3407-CE)

Dear Mr. Ayala,

This memorandum has been prepared to assist LADOT in completing the attached Transportation Study Assessment Referral Form (Attachment A) for the proposed mixed-use project at 10626 Venice Boulevard in the Palms community of the City of Los Angeles. Note that the Project is not located in the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP).

#### State of California Senate Bill 743 (SB 743) Background

A 2013 law, State of California Senate Bill 743 (SB 743) effective July 2020, required the state find a new way to measure CEQA traffic impacts. The California Office of Planning and Research (OPR) led the work to design and implement the changes called for by SB 743. As a result, OPR directed lead agencies to revise CEQA Transportation Assessment guidelines to include a Vehicle Miles Traveled (VMT) performance metric for land use projects, replacing the requirements for measuring automobile delay. VMT refers to the amount and distance of automobile travel attributable to a project.

#### Purpose of the Transportation Study Assessment (TA) Referral Form

OPR presumes that certain types of land use projects will either reduce VMT or any additional VMT they produce would be “less than significant” and as such the projects are exempt from having to produce a detailed transportation analysis.

The City of Los Angeles has adopted the TA Referral Form to quickly identify when a project should be expected to cause a less-than-significant impact without conducting a

detailed transportation analysis. Upon receipt of the referral form, LADOT prepares an initial assessment of the development project using a daily trip screening threshold to determine if additional transportation analysis is required.

City of Los Angeles Daily Trip Screening Threshold - If the project does not generate a net increase of 250 or more daily vehicle trips, no further analysis would be required, and a “no impact” determination can be made for the VMT threshold.

### Project Summary

The Project consists of constructing a 7-story mixed-use building with 136 apartments (122 market rate and 14 affordable) and approximately 5,528 square feet of restaurant floor area. One hundred and seventy-seven parking spaces will be provided (138 parking spaces for residents and 39 spaces for the restaurant floor area). One hundred long term and 14 short term bike parking spaces for a total of 114 bike parking spaces are also planned.

The Project is located on the southside of Venice Boulevard (Boulevard II Divided Scenic) between Overland Avenue (Boulevard II) and Keystone Avenue (Local Street) with approximately 292.57 feet of frontage on Venice Boulevard, 100 feet of frontage on both Overland Avenue and Keystone Avenue. The Project site is approximately 31,718 square feet (0.728 acres), see Figure 1 for location.

The site is currently occupied with a gas station and five commercial/residential buildings (a dental office, two auto service/repair businesses and two apartment buildings). All existing uses will be removed including 3 driveways on Venice Boulevard, one driveway on Overland Avenue and one driveway on Keystone Avenue.

Vehicular access to the Project site will be provided by the adjacent east-west alley between Overland Avenue and Keystone Avenue. No highway dedication is required for Venice Boulevard and Keystone Avenue. A 5-foot dedication is required on Overland Avenue and 2.5 feet of dedication for the alley. Figures 2a-c show the Project site plan, access, and parking garage layout.

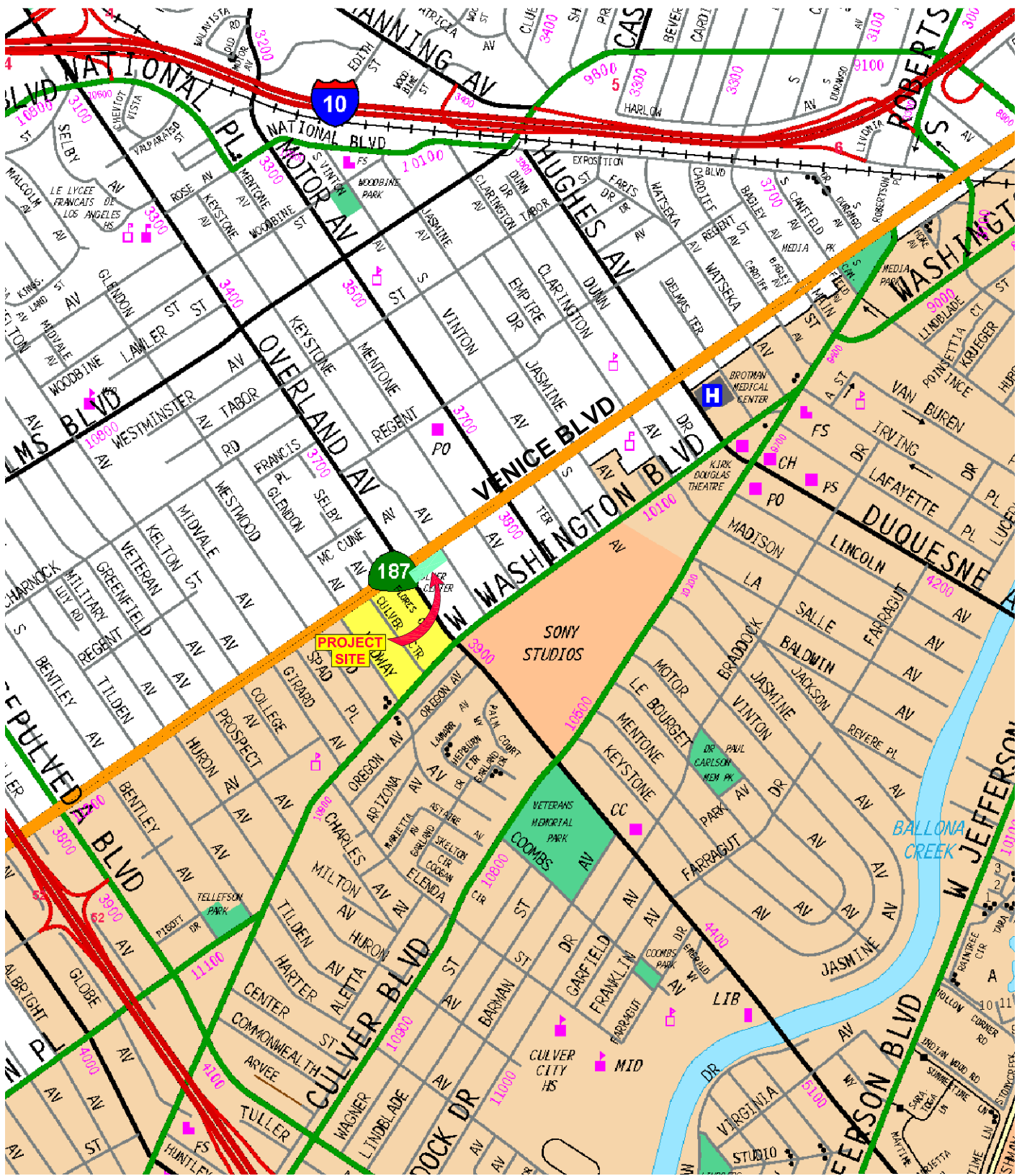


FIGURE 1

5/2021

**PROJECT LOCATION**



**Overland Traffic Consultants, Inc.**

24325 Main Street #202, Santa Clarita, CA 91321  
 (661) 799 - 8423, OTC@overlandtraffic.com







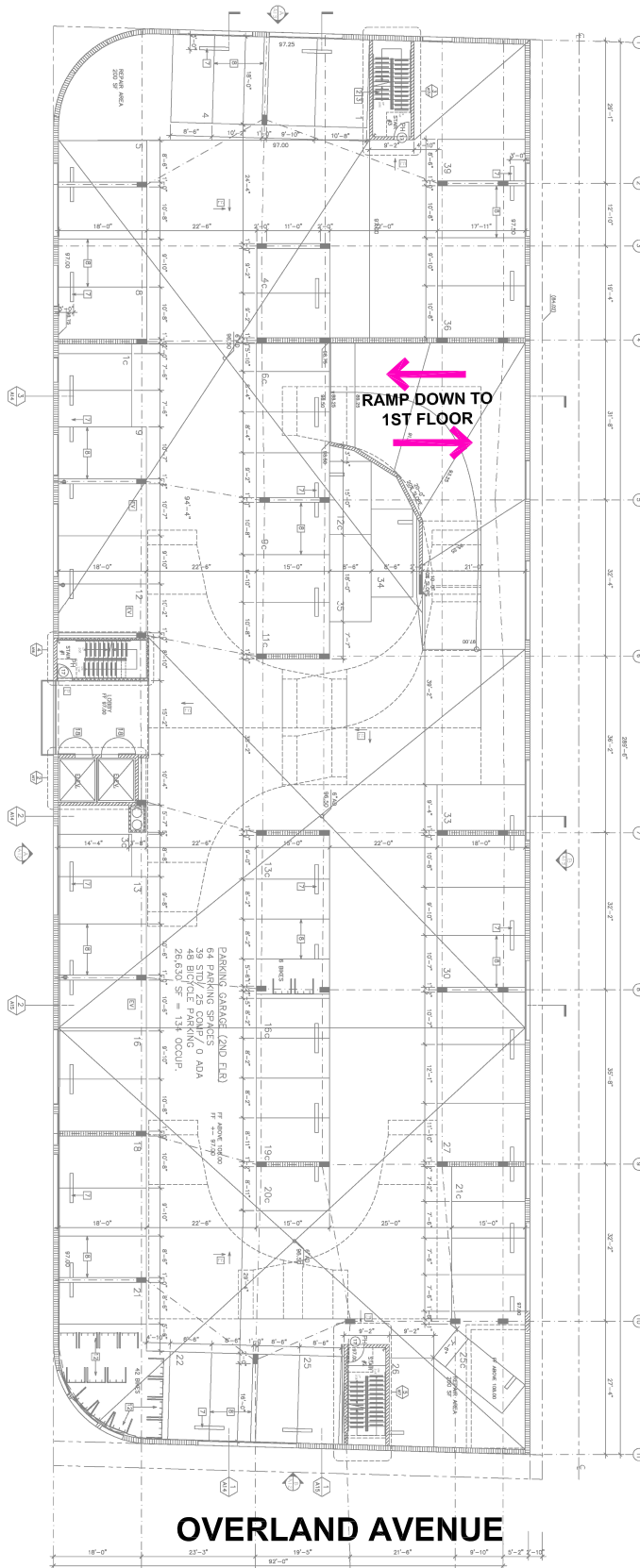


KEYSTONE AVENUE

1 2ND FLOOR GARAGE PLAN

VENICE BOULEVARD

ALLEY



OVERLAND AVENUE

FIGURE 2C

5/2021

PROJECT SITE PLAN  
2ND FLOOR



Overland Traffic Consultants, Inc.

24325 Main Street #202, Santa Clarita, CA 91321  
(661) 799 - 8423, OTC@overlandtraffic.com

Screening Methodology for Daily Trip Estimate

Pursuant to the LADOT Transportation Assessment Guidelines (TAG July 2020), the daily vehicle trips should be estimated using the VMT Calculator tool or the most recent edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual, i.e., ITE 10<sup>th</sup> Edition<sup>1</sup>.

If existing land uses are present on the Project site, the daily vehicle trips generated by the existing uses can be estimated using the VMT Calculator tool and subtracted from the Project’s daily vehicle trips to determine the net change in daily vehicle trips. Note that Transportation Demand Management (TDM) trip reduction strategies are not considered for the purpose of daily trip screening.

VMT Calculator daily trip estimates below shows the Project would reduce daily trips by 996 daily trips (857 daily Project trips less 1,853 existing daily trips).

**CITY OF LOS ANGELES VMT CALCULATOR Version 1.3**

*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

**Project Information**  
 Project: [Blank]  
 Scenario: Transportation Assessment  
 Address: 10626 W VENICE BLVD, 90232

**Existing Land Use**

Land Use Type	Value	Unit
Retail   Auto Repair	2.86	ksf
Housing   Multi-Family	6	DU
Retail   Auto Repair	2.86	ksf
Office   Medical Office	1,450	ksf
(custom) gas station   Daily	2,408	Trips
(custom) gas station   HBW-Attraction Split	5	Percent
(custom) gas station   HBQ-Attraction Split	51	Percent
(custom) gas station   NHB-Attraction Split	22	Percent
(custom) gas station   HBW-Production Split	0	Percent
(custom) gas station   HBQ-Production Split	0	Percent
(custom) gas station   NHB-Production Split	22	Percent
(custom) gas station   Daily	0	Residents
(custom) gas station   Daily	1	Employees
(custom) gas station   Daily		Retail/Non-Re

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   Fast-Food Restaurant	5,528	ksf
Retail   Fast-Food Restaurant	5,528	ksf
Housing   Multi-Family	122	DU
Housing   Affordable Housing - Family	14	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
1,853 Daily Vehicle Trips	857 Daily Vehicle Trips
13,454 Daily VMT	5,761 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	-996 Net Daily Trips
The net increase in daily VMT ≤ 0	-7,693 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	5,528 ksf

**The proposed project is not required to perform VMT analysis.**

Measuring the Miles

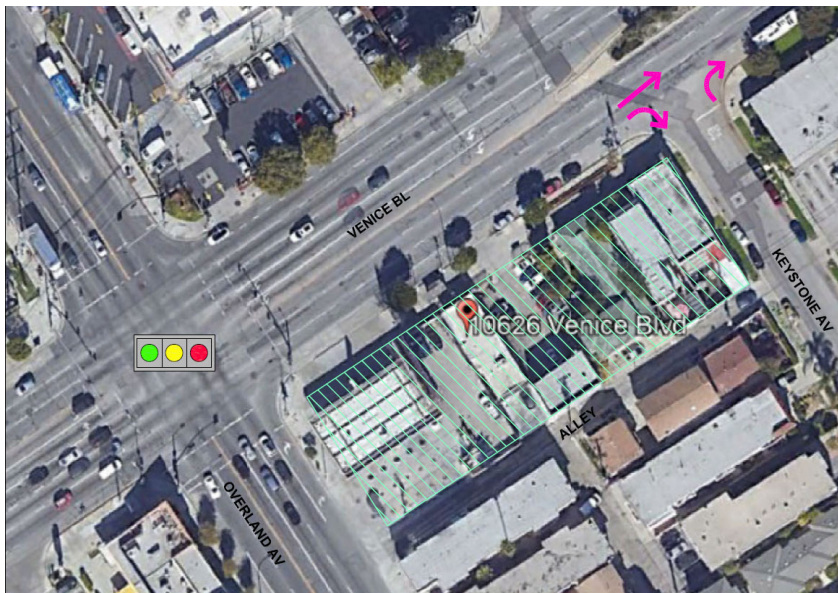
<sup>1</sup> The LA VMT Calculator was under development prior to release of the 10<sup>th</sup> Edition of ITE’s trip generation manual in late 2017. The VMT Calculator was validated to LA conditions based on the empirical counts conducted at market rate residential, affordable housing, office, and mixed-use sites in the City, regardless of the source of the rates used as a starting point.

The Project does not generate a net increase of 250 or more daily vehicle trips and, therefore, further VMT analysis is not required. Absent substantial evidence otherwise it is reasonable to conclude that the proposed mixed-use Project at 10626 W. Venice Boulevard creates a less-than-significant CEQA VMT transportation impact.

### Access Assessment

In accordance with the TA referral form, if a Project's frontage is 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan, an access assessment may be required. The Project's frontage on Venice Boulevard, a Boulevard II Divided Scenic roadway, is approximately 292.57 feet. To address this question, the following access assessment has been prepared.

The proposed site access is consistent with the City policy to locate access on lower-volume side streets and/or alleyways if available and not on arterials. All Project vehicular access will be provided from the abutting east-west alley between Keystone Avenue and Overland Avenue. Keystone Avenue is stop sign controlled at its intersection with Venice Boulevard and traffic is right-turn only because of a raised median island on Venice Boulevard. Overland Avenue is signalized at its intersection with Venice Boulevard.



Vehicular access to the site will substantially change from the present condition; currently 5 driveways serve the corner gas station and the two auto service businesses. All the existing driveways will be removed and replaced with alley access. Furthermore, as shown in Table 1 below, the net change in site generated traffic volumes is not substantial. The Project's peak hour traffic volumes will not create any significant alley/intersectional operational or capacity impacts. Table 1 shows the Project and existing peak hour trip estimates.

#### Cumulative Consistency Check

Cumulative VMT impacts are evaluated through a consistency check with the Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS) plan. The RTP/SCS is the regional plan that demonstrates compliance with air quality conformity requirements and greenhouse gas (GHG) reduction targets.

Per the City's TAG, projects that are consistent with the RTP/SCS plan in terms of development location and density are part of the regional solution for meeting air pollution and GHG goals. Projects that have less than a significant VMT impact are deemed to be consistent with the SCAG's 2016-2040 RTP/SCS and would have a less-than-significant cumulative impact on VMT.

As shown, the Project VMT impact would not exceed the City's VMT impact threshold and as such, the Project's contribution to the cumulative VMT impact is adequate to demonstrate there is no cumulative VMT impact.

Additionally, the proposed Project would reduce vehicle trips and provide all vehicle access via an alley. The Project does not conflict with any programs, plans ordinances or policy addressing the transportation circulation system. As such, the Project will not create any cumulative operational impacts, emergency access impacts, and/or hazardous geometric design features.



**Table 1  
Peak Hour Traffic Generation Rates  
and Net Traffic Volume**

ITE 10TH EDITION TRIP GENERATION RATES

ITE Code	Description	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
720	Medical Office (per 1,000 s.f.)	34.80	78%	22%	2.78	28%	72%	3.46
941	Quick Lube Vehicle Shop (per service position)	40.00	67%	33%	3.00	56%	44%	4.85
944	Gas Station (per service position)	172.01	50%	50%	10.28	50%	50%	14.03
933	Restaurant Fast Food (per 1,000 s.f.)	346.23	60%	40%	25.10	50%	50%	28.34
220	Apartments low rise (per unit)	7.32	23%	77%	0.46	63%	37%	0.56
221	Apartments mid-rise (per unit)	5.44	26%	74%	0.36	61%	39%	0.44
LADOT	Affordable Apartments (per unit outside TPA)	4.15	40%	60%	0.55	55%	45%	0.43

PROJECT TRIPS

ITE Code	Description	Size	Daily Traffic	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<u>Proposed Project</u>									
221	Apartments mid-rise (per unit)	122 units	664	11	33	44	33	21	54
	Transit/Walk	15%	(100)	(2)	(5)	(7)	(5)	(3)	(8)
933	Restaurant Fast Food (per 1,000 s.f.)	5,528 sf	1,914	83	56	139	79	78	157
	Transit/Walk	15%	(287)	(13)	(8)	(21)	(11)	(12)	(23)
	Pass By	50%	(813)	(35)	(24)	(59)	(34)	(33)	(67)
LADOT	Affordable Apartments (per unit outside	14 units	58	4	4	8	3	3	6
	Street Traffic		1,436	48	56	104	65	54	119
	Driveway Traffic		2,249	83	80	163	99	87	186
<u>Existing</u>									
220	Apartments low rise (per unit)	6 units	44	1	2	3	2	1	3
720	Medical Office	1,456 sf	51	3	1	4	1	4	5
	Pass By	10%	-5	0	0	0	0	0	0
941	Quick Lube Vehicle Service (2)	3 sp	120	6	3	9	8	7	15
	Pass By	10%	-12	1	0	1	1	1	2
944	Gas Station (per service position)	14 sp	2,408	72	72	144	98	98	196
	Pass By	50%	<u>-1,204</u>	<u>-36</u>	<u>-36</u>	<u>-72</u>	<u>-49</u>	<u>-49</u>	<u>-98</u>
	Existing Street Traffic		1,402	46	42	88	61	62	123
	Existing Driveway Traffic		2,623	82	78	160	110	111	221
	Net Street Traffic		34	2	14	16	4	-8	-4
	Net Driveway Traffic		-374	1	2	3	-11	-24	-35



Conclusion

The Project's VMT and trip analysis provided by this Transportation Assessment identified no significant impacts on the environment and no further analysis is required pursuant to the LADOT VMT screening criteria as demonstrated in the attached Transportation Assessment Form.

Please call me if you have questions.

Sincerely,

  
Jerry T. Overland

Attachment A: Transportation Assessment Form  
Attachment B: Community Plan Map and References  
Attachment C: Street Standards, Circulation and High Injury Map  
Attachment D: Transit Routes  
Attachment E: Mobility Network Maps and Mobility Environment  
Attachment F: VMT Calculator Screening Report

**ATTACHMENT A**

**TRANSPORTATION STUDY ASSESSMENT**  
**DEPARTMENT OF TRANSPORTATION - REFERRAL FORM**



REFERRAL FORMS:

TRANSPORTATION STUDY ASSESSMENT

PART OF TRANSPORTATION - REFERRAL

RELATED CODE SECTION: Los Angeles Municipal Code Section 16.05 and various code sections.

PURPOSE: The Department of Transportation AOT Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

GENERAL INFORMATION

- Administrative Prior to the submittal of a referral form with AOT a Planning case must have been filed with the Department of City Planning.
All new school projects including by-right projects must contact AOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls/school warning and speed limit signs/school crosswalk and pavement markings/passenger loading zones and school bus loading zones are needed.
Unless exempted projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
Pursuant to AOC Section 19.15 a review fee payable to AOT may be required to process this form. The applicant should contact the appropriate AOT Development Services office to arrange payment.
LADOT's Transportation Assessment Guidelines/VOT Calculator and VOT Calculator User Guide can be found at http://ladot.lacity.org.
A transportation study is not needed for the following project applications:
- Ministerial by-right projects
- Discretionary projects limited to a request for change in hours of operation
- Tenant improvement within an existing shopping center for change of tenants
- Any project only installing a parking lot or parking structure
- Time extension
- Single family home unless part of a subdivision
This Referral Form is not intended to address the project's site access plan, driveway dimensions and location/internal circulation elements/dedication and widening/etc. These items require separate review and approval by AOT.

SPECIAL REQUIREMENTS

When submitting this referral form to AOT include the completed documents listed below.

- Copy of Department of City Planning Application CP-7771.1
Copy of a fully dimensioned site plan showing all existing and proposed structures/parking and loading areas/driveways as well as on-site and off-site circulation.
If filing for purposes of Site Plan Review a copy of the Site Plan Review Supplemental Application.
Copy of project-specific VOT Calculator analysis results.

**TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW**

**LADOT DEVELOPMENT SERVICES DIVISION OFFICES** Please route this form for processing to the appropriate A/T office as follows

**Metro**  
213-972-8482  
100 S. Main St 9<sup>th</sup> Floor  
Los Angeles CA 90012

**West LA**  
213-485-1062  
7166 W. Manchester Blvd  
Los Angeles CA 90045

**Valley**  
818-374-4699  
6262 Van Nuys Blvd 3<sup>rd</sup> Floor  
Van Nuys CA 91401

**1. PROJECT INFORMATION**

Case Number

Address

Project Description

Seeking Existing Use Credit will be calculated by A/T offices  No  Not sure

Applicant Name

Applicant E-mail  Applicant Phone

Planning Staff Initials:  Date:

**2. PROJECT REFERRAL TABLE**

	Land Use <input type="checkbox"/> list all <input type="checkbox"/>	Size / Unit	Daily Trips <sup>1</sup>
Proposed <sup>1</sup>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<i>Total trips<sup>1</sup>:</i>		<input type="text"/>
<p><b>a.</b> Does the proposed project involve a discretionary action <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b> <input type="checkbox"/></p> <p><b>b.</b> Would the proposed project generate 250 or more daily vehicle trips<sup>2</sup> <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b> <input type="checkbox"/></p> <p><b>c.</b> 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 heavy rail/light rail/or bus rapid transit station<sup>3</sup> <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b> <input type="checkbox"/></p> <p>If <b>YES</b> to <b>a.</b> and <b>b.</b> or <b>c.</b> or to <b>all</b> of the above the Project <u>must</u> be referred to A/T for further assessment.</p>			
Verified by Planning Staff Name <input type="text"/>		Phone <input type="text"/>	
Signature <input type="text"/>		Date <input type="text"/>	

<sup>1</sup> Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.  
<sup>2</sup> To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).  
<sup>3</sup> Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.





Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TTT Requirements Yes  No

Fee Calculation estimate \_\_\_\_\_

VTT Analysis Required (question b. satisfied) Yes  No

Access/Safety and Circulation Evaluation Required (question b. satisfied) Yes  No

Access Assessment Required (question b.e. and either f.i., f.ii. or f.iii satisfied) Yes  No

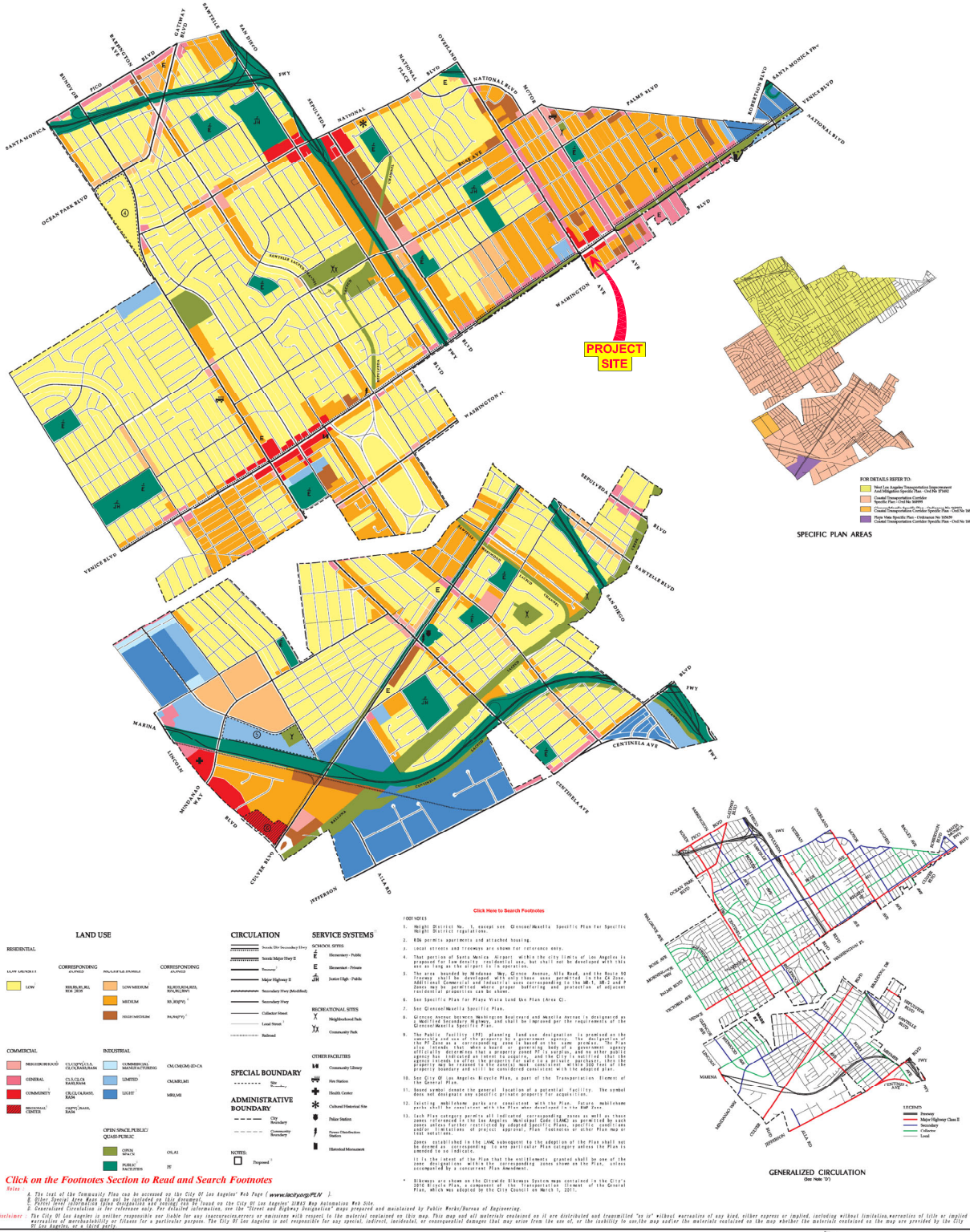
Prepared by TTT Staff Name \_\_\_\_\_ Phone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



**APPENDIX B**

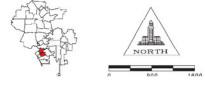
**COMMUNITY PLAN LAND USE MAP AND REFERENCES**



Click on the Footnotes Section to Read and Search Footnotes

1. The text of the Community Plan may be viewed on the City of Los Angeles Web Page: <http://www.lacounty.gov/CPUP/>  
 2. Other: Various Area Maps may be available on the City of Los Angeles' GIS Map Information Web Site.  
 3. Questions concerning the information on this map should be directed to the City of Los Angeles' GIS Map Information Web Site.  
 4. Questions concerning the information on this map should be directed to the City of Los Angeles' GIS Map Information Web Site.

**GENERAL PLAN LAND USE MAP** (as of June 27 2007)  
**PALMS - MAR VISTA - DEL REY COMMUNITY PLAN**  
 A PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES



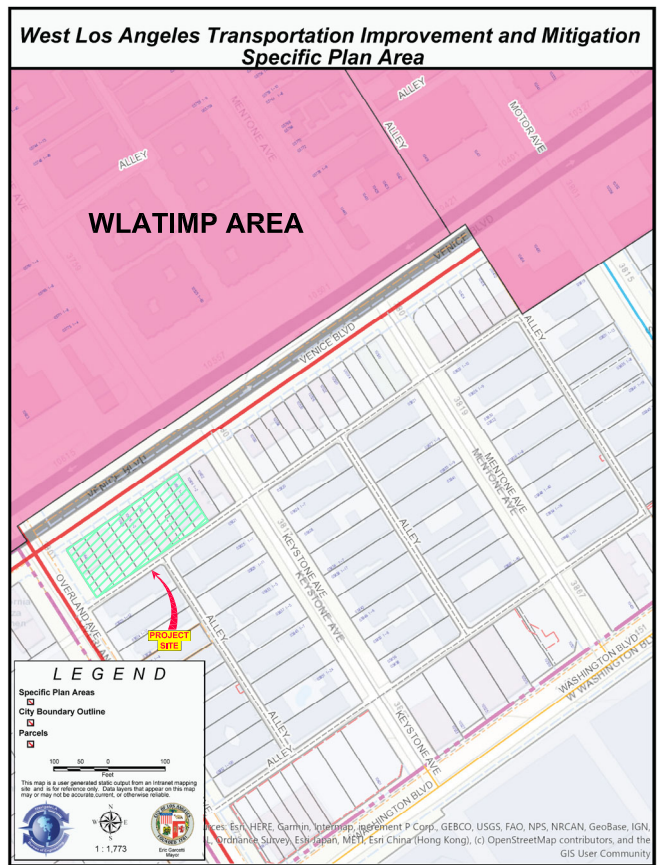
**PALMS COMMUNITY PLAN**

**Overland Traffic Consultants, Inc.**  
 24325 Main Street #202, Santa Clarita, CA 91321  
 (661) 799 - 8423, [OTC@overlandtraffic.com](mailto:OTC@overlandtraffic.com)

# West Los Angeles Transportation Improvement and Mitigation Specific Plan



Ordinance Area



8/2020

## WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION SPECIFIC PLAN MAP



Overland Traffic Consultants, Inc.

24325 Main Street #202, Santa Clarita, CA 91321  
(661) 799-8423, OTC@overlandtraffic.com



**APPENDIX C**

**STREET STANDARDS, CIRCULATION AND HIGH INJURY NETWORK MAP**



# PALMS - MAR VISTA - DEL REY CIRCULATION



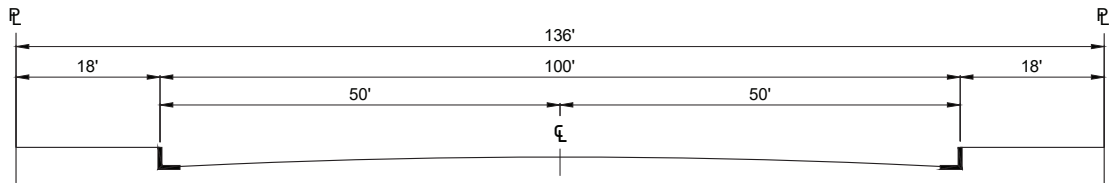
- Legend**
- |                              |  |                             |  |
|------------------------------|--|-----------------------------|--|
| Avenue II Modified           |  | Boulevard I                 |  |
| Avenue II Modified Scenic    |  | Boulevard II                |  |
| Avenue III                   |  | Boulevard II Divided Scenic |  |
| Collector                    |  | Boulevard II Modified       |  |
| Collector Scenic             |  | Avenue I                    |  |
| Local                        |  | Avenue I Divided            |  |
| Private Street               |  | Avenue I Modified           |  |
| Alley                        |  | Avenue II                   |  |
| Community Plan Area Boundary |  |                             |  |

5/2021

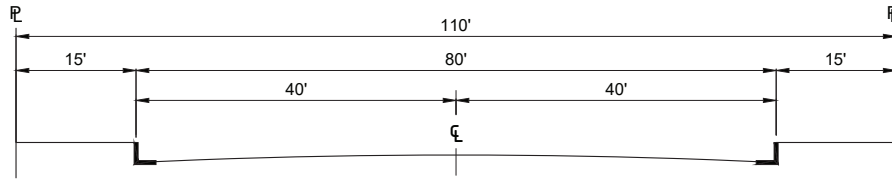
**VENICE CIRCULATION MAP**

**Overland Traffic Consultants, Inc.**  
 24325 Main Street #202, Santa Clarita, CA 91321  
 (661) 799 - 8423, [OTC@overlandtraffic.com](mailto:OTC@overlandtraffic.com)

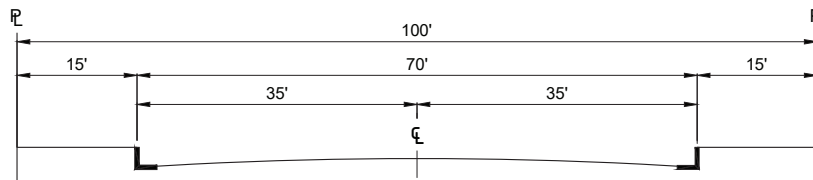
## ARTERIAL STREETS



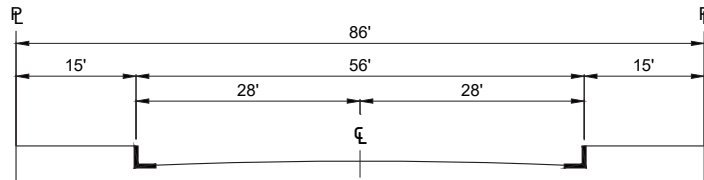
**BOULEVARD I (MAJOR HIGHWAY CLASS I)**



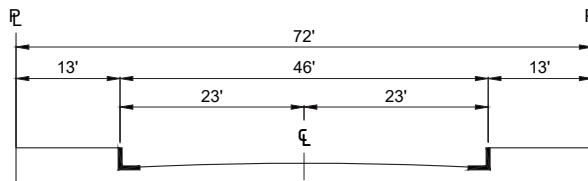
**BOULEVARD II (MAJOR HIGHWAY CLASS II)**



**AVENUE I (SECONDARY HIGHWAY)**



**AVENUE II (SECONDARY HIGHWAY)**



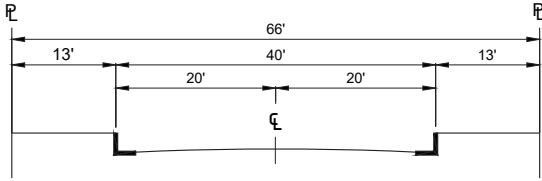
**AVENUE III (SECONDARY HIGHWAY)**

THIS STANDARD PLAN BECOMES EFFECTIVE CONCURRENT WITH THE ADOPTION OF THE MOBILITY PLAN 2035.

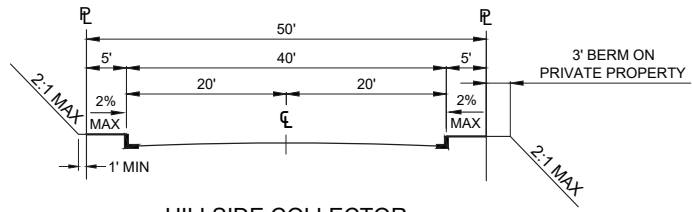
BUREAU OF ENGINEERING		DEPARTMENT OF PUBLIC WORKS		CITY OF LOS ANGELES		
<b>--- DRAFT --- STANDARD STREET DIMENSIONS</b>				<b>STANDARD PLAN S-470-1</b>		
PREPARED  HAMID MADANI, P.E. BUREAU OF ENGINEERING	SUBMITTED  SAMARA ALI-AHMAD, P.E.    DATE ENGINEER OF DESIGN BUREAU OF ENGINEERING	APPROVED  GARY LEE MOORE, P.E., ENV. SP.    DATE CITY ENGINEER		SUPERSEDES  D-22549 S-470-0	REFERENCES	
CHECKED  RAFFI MASSABKI, P.E. BUREAU OF ENGINEERING	KENNETH REDD, P.E.    DATE DEPUTY CITY ENGINEER	DEPARTMENT OF TRANSPORTATION    DATE GENERAL MANAGER		VAULT INDEX NUMBER:		
				SHEET 1 OF 4 SHEETS		

NON-ARTERIAL STREETS

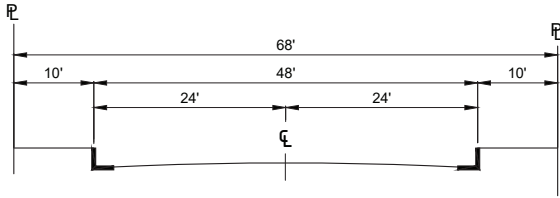
HILLSIDE STREETS



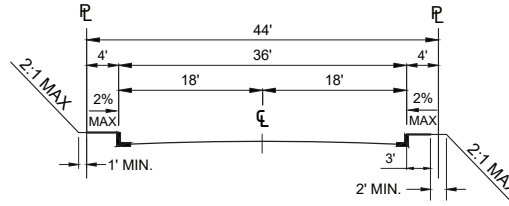
COLLECTOR STREET



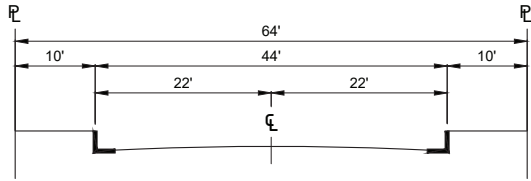
HILLSIDE COLLECTOR



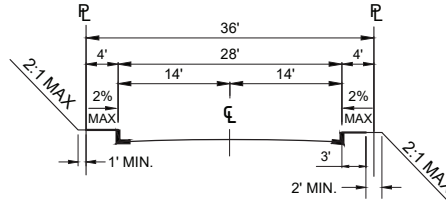
INDUSTRIAL COLLECTOR STREET



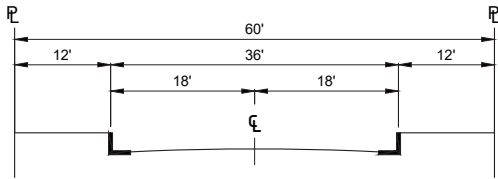
HILLSIDE LOCAL



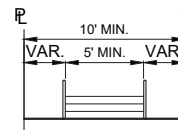
INDUSTRIAL LOCAL STREET



HILLSIDE LIMITED STANDARD

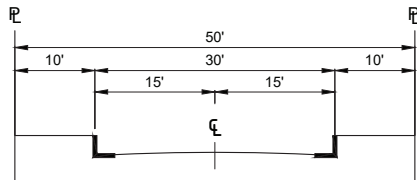


LOCAL STREET - STANDARD



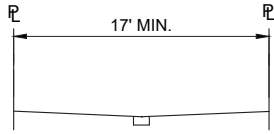
PUBLIC STAIRWAY

CONSTRUCTED IN ACCORDANCE WITH  
BUREAU OF ENGINEERING STANDARD PLANS

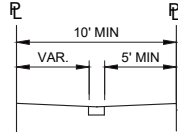


LOCAL STREET - LIMITED

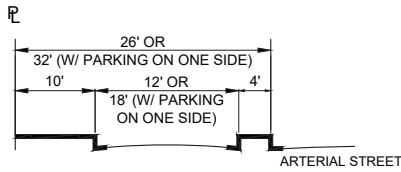
**OTHER PUBLIC RIGHTS-OF-WAY**



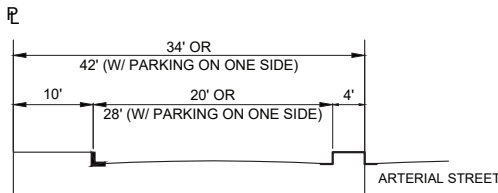
**SHARED STREET**



**PEDESTRIAN WALKWAY**

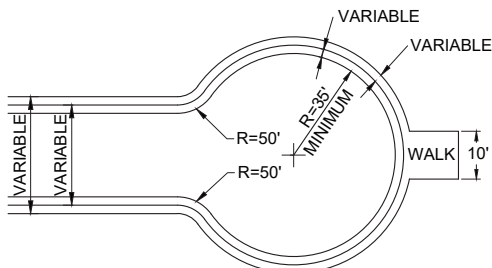


**ONE-WAY SERVICE ROAD**



**BI-DIRECTIONAL SERVICE ROAD**

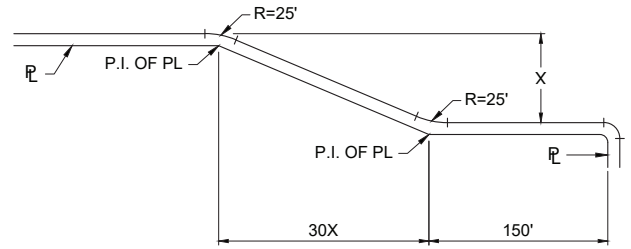
**CUL-DE-SAC**



**MAY BE UNSYMMETRICAL (PLAN VIEW)**

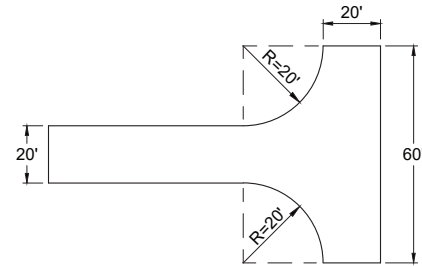
NOTE: FOR FIRE TRUCK CLEARANCE, NO OBSTRUCTION TALLER THAN 6" SHALL BE PERMITTED WITHIN 3FT. OF THE CURB. ON-STREET PARKING SHALL BE PROHIBITED.

**TRANSITIONAL EXTENSIONS**

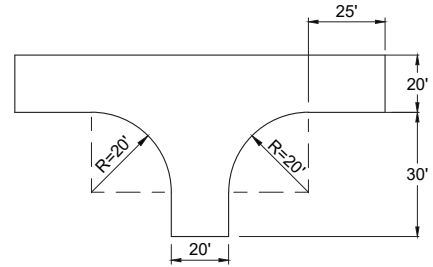


**STANDARD FLARE SECTION (PLAN VIEW)**

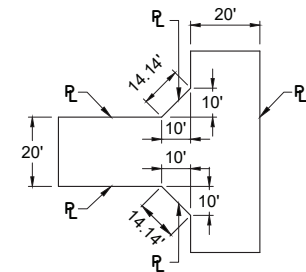
**ALLEYS**



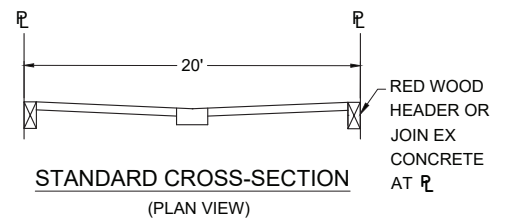
**STANDARD TURNING AREA (PLAN VIEW)**



**MINIMUM TURNING AREA (PLAN VIEW)**

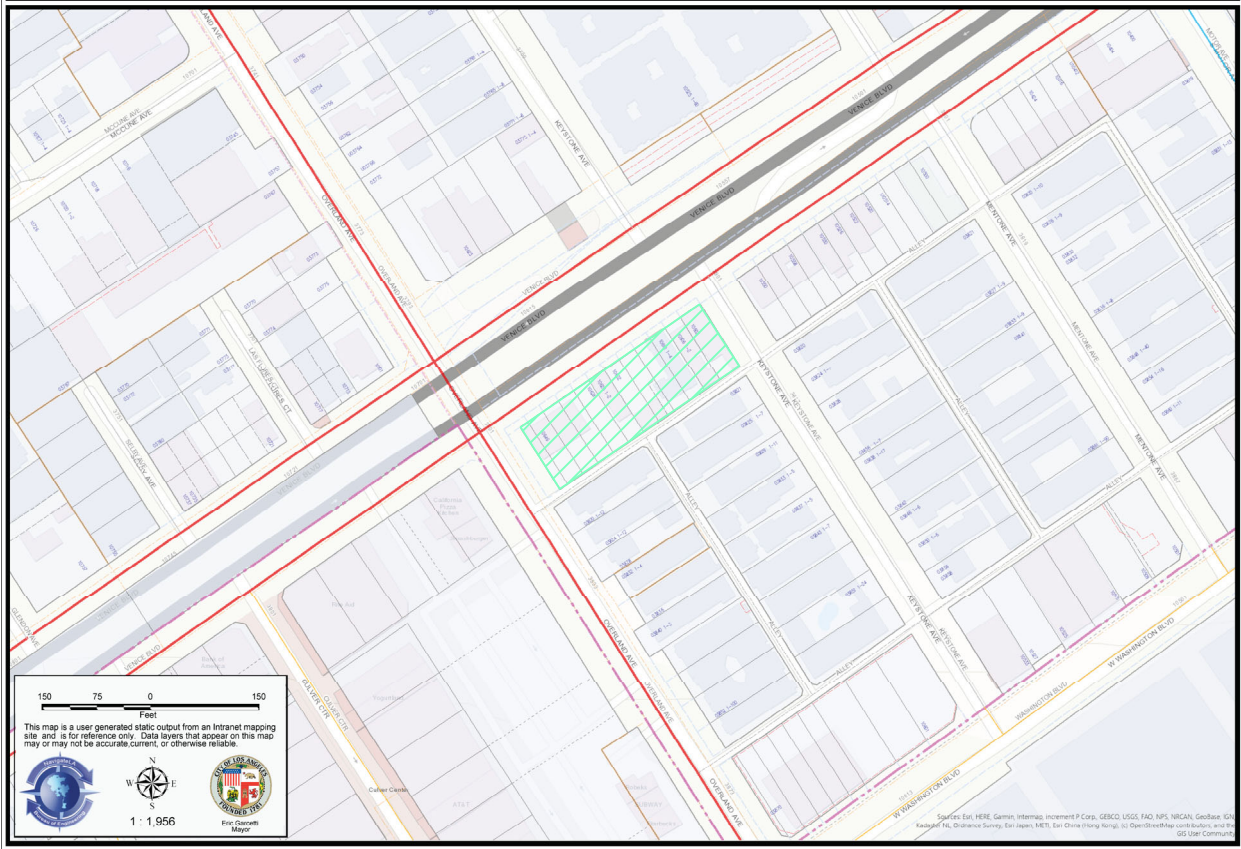


**STANDARD CUT CORNERS FOR 90° INTERSECTION (PLAN VIEW)**



**STANDARD CROSS-SECTION (PLAN VIEW)**

# PROJECT SITE



5/2021

## PROJECT LOCATION PARCEL OUTLINE

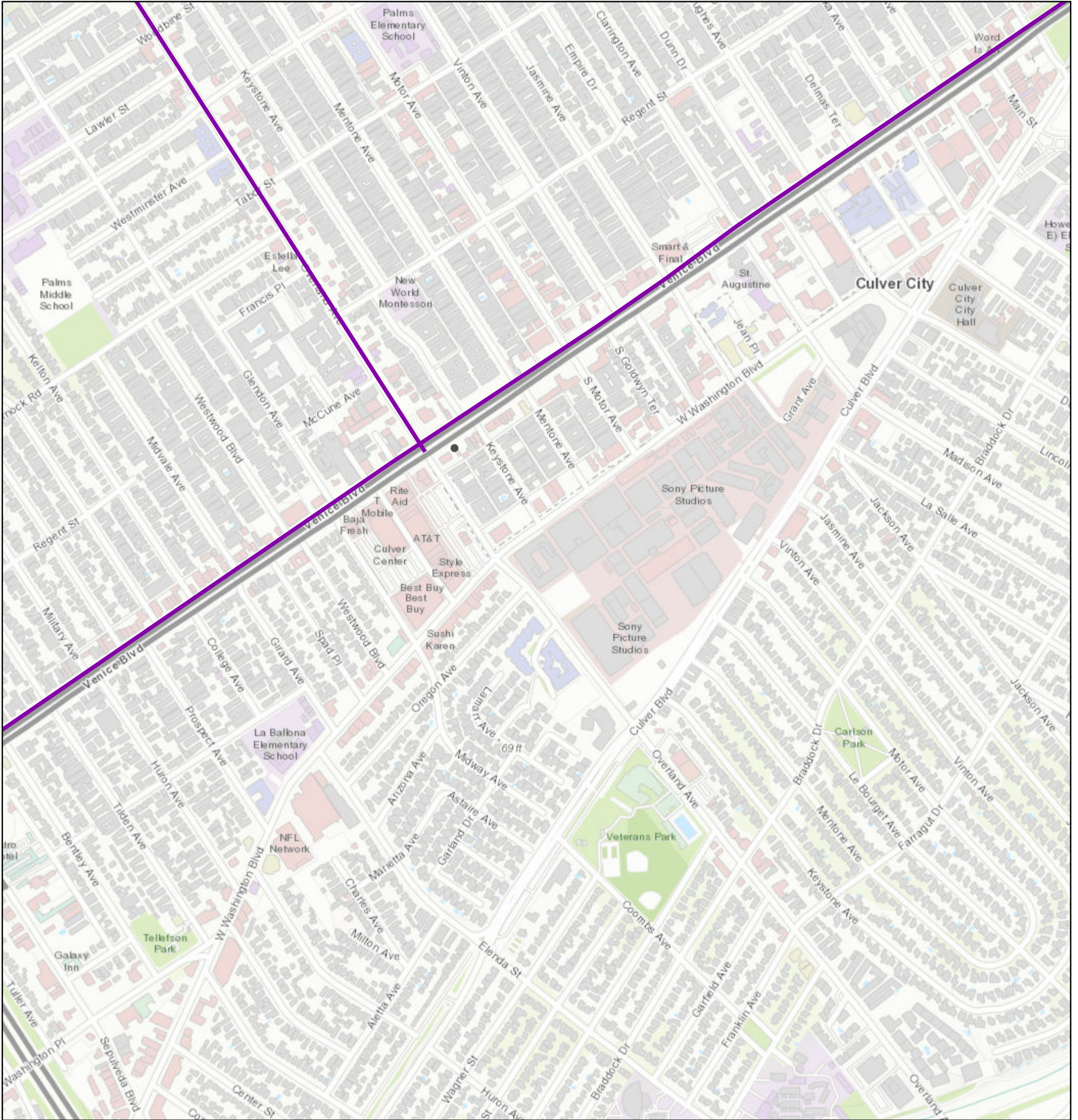


**Overland Traffic Consultants, Inc.**

24325 Main Street #202, Santa Clarita, CA 91321  
(661) 799 - 8423, OTC@overlandtraffic.com



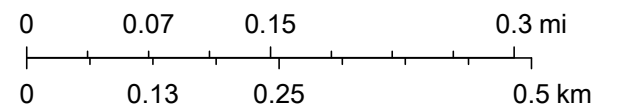
# HIGH INJURY NETWORK



8/10/2020, 2:07:11 PM

High Injury Network

1:9,028



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

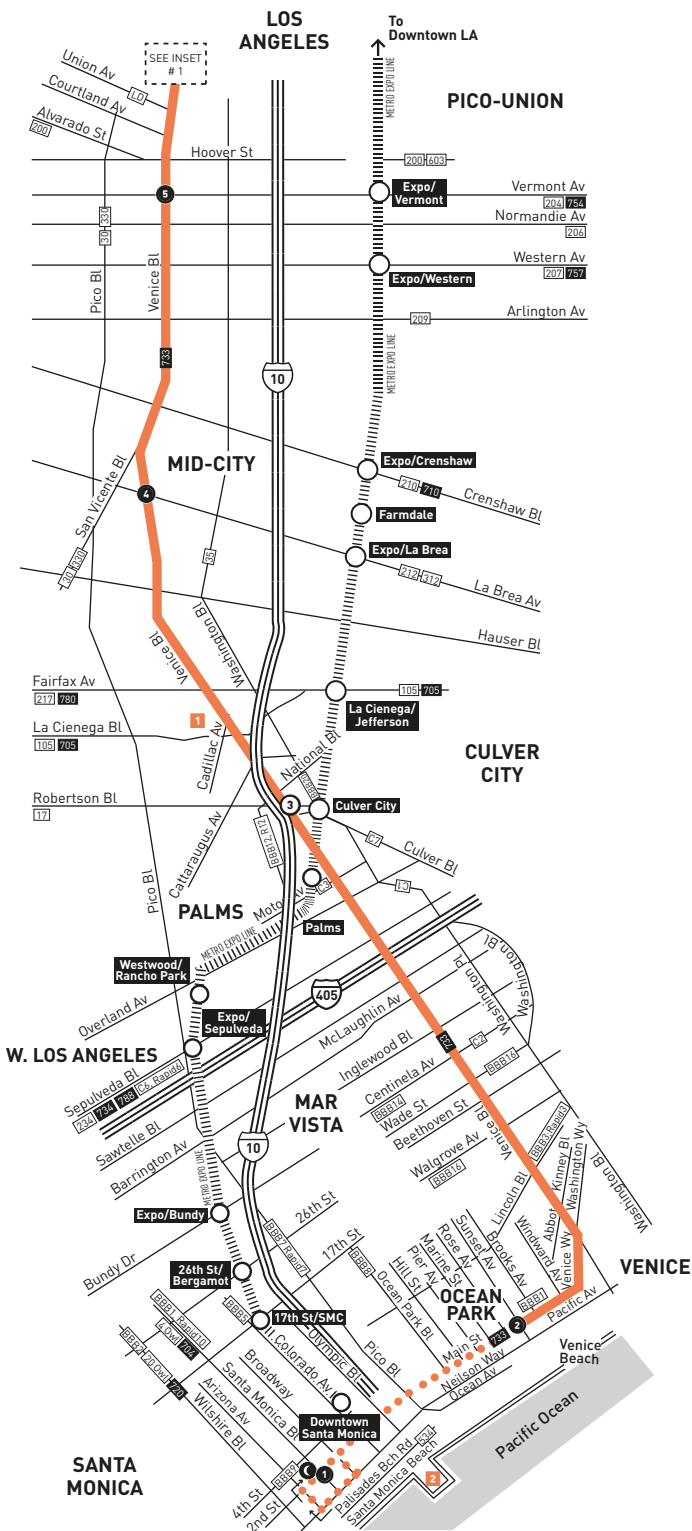




**APPENDIX D**

**TRANSIT ROUTES**

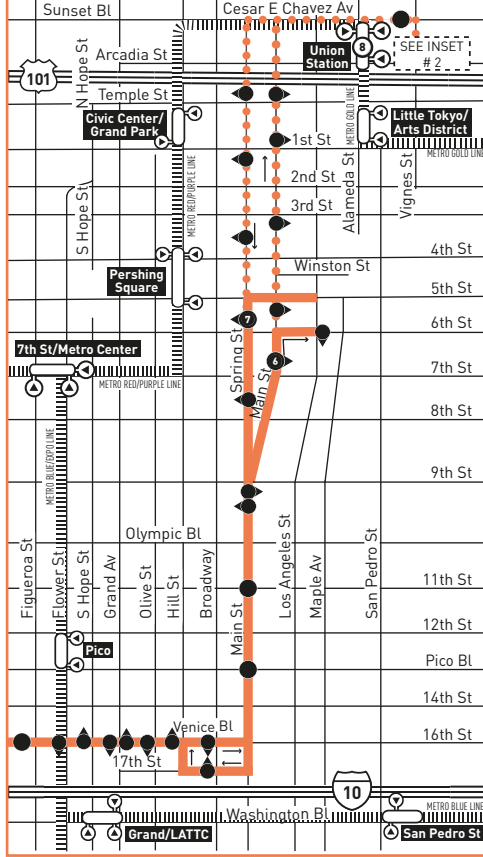




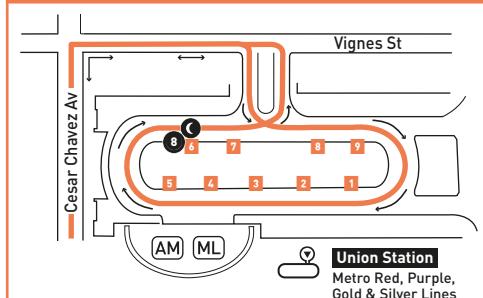
LEGEND

- Line 33 Route
- Line 33 Am, Eve/Owl Trips
- ☾ Owl Timepoint
- Local Stop
- ▶ Local Stop - Single Direction Only
- # Local Stop Timepoint
- ▶# Local Stop Timepoint - Single Direction Only
- Metro Rail Station
- # Metro Rail Station & Timepoint - Single Direction Only
- AM Amtrak
- ML Metrolink
- AV Antelope Valley Transit Authority
- BBB Santa Monica's Big Blue Bus
- C Culver City Bus
- CE LADOT Commuter Express
- FT Foothill Transit
- LD LADOT DASH
- OC Orange County Bus

INSET MAP 1 - DOWNTOWN LOS ANGELES



INSET MAP 2 - PATSAOURAS BUS PLAZA



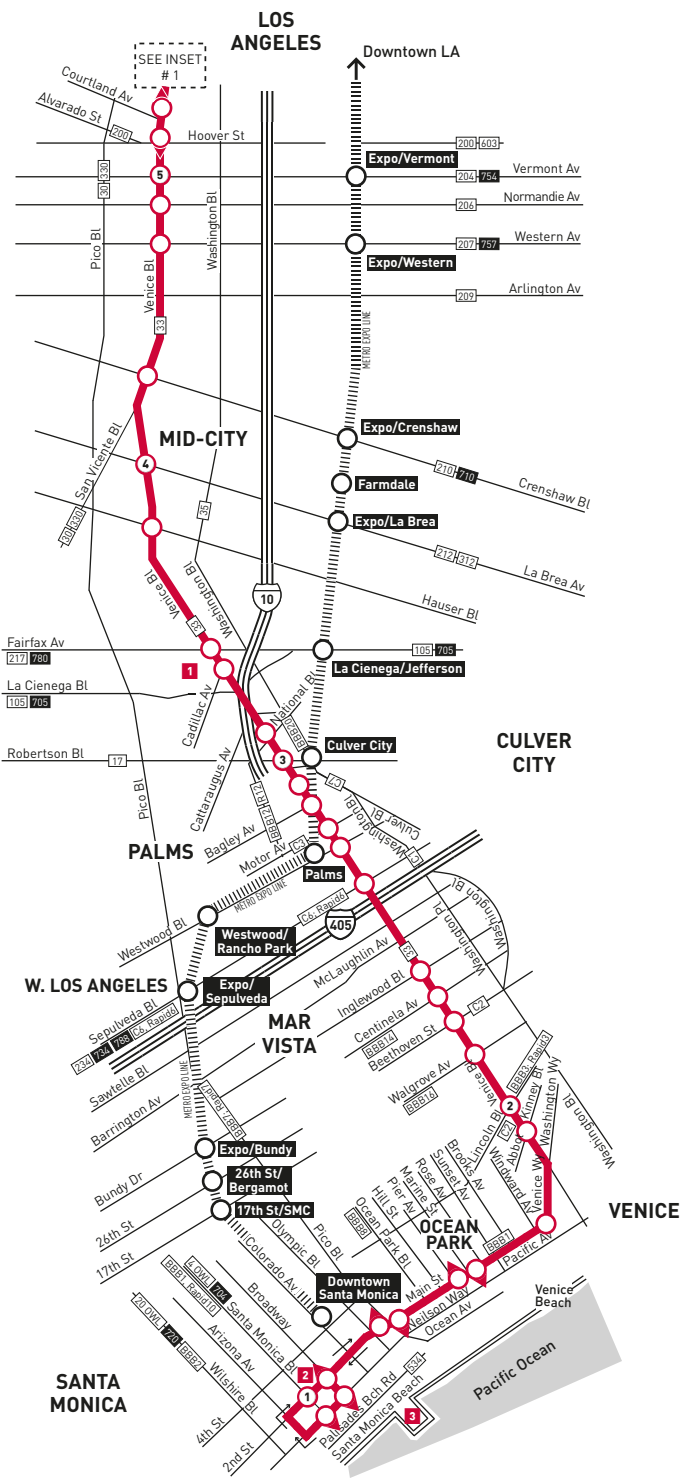
- 1 LAX FlyAway
- 2 AV 785; LADOT DASH D; Mt St Mary's College Shuttle
- 3 CE 431, 534; LADOT Bunker Hill Shuttle; SC 794
- 4 FT 699; OC 701; USC Shuttles: HSC, ICS, UPC, SoTo
- 5 Metro 40, 442, 704
- 6 Metro 33 (Late night trips before 1:00 am), 728, 733.
- 7 Metro 745; Citadel Outlets Express
- 8 megabus.com
- 9 Discharge Only

INSET 1 - DOWNTOWN LOS ANGELES

- Line 33 Route
- Line 33 Owl Route Trips
- Metro Rail Station
- ▶ Metro Rail Station Entrance
- Metro Rail

MAP NOTES

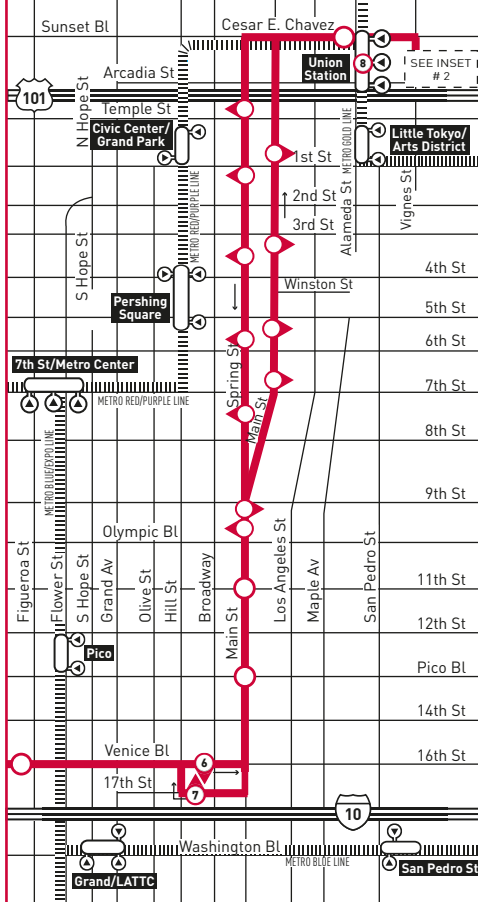
- 1 Kaiser Permanente Hospital
- 2 Santa Monica Pier



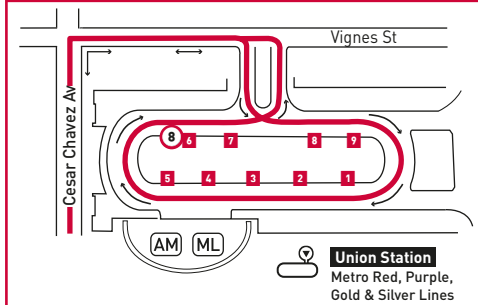
**LEGEND**

- Line 733 Route
- Rapid Stop
- ◐ Rapid Stop - Single Direction Only
- ⊕ Rapid Stop Timepoint
- ⊕ Rapid Stop Timepoint - Single Direction Only
- Metro Rail
- Metro Rail Station
- # Metro Rail / Busway Station & Timepoint
- MB Megabus
- ML Metrolink
- AM Amtrak
- AV Antelope Valley Transit Authority
- BBB Santa Monica's Big Blue Bus
- C Culver CityBus
- CE LADOT Commuter Express
- SC Santa Clarita Transit

**INSET MAP 1 - DOWNTOWN LOS ANGELES**



**INSET MAP 2 - PATSAOURAS BUS PLAZA**



- 1 LAX FlyAway
- 2 AVTA 785; LADOT DASH D; Mt St Mary's College Shuttle
- 3 CE 431, 534; LADOT Bunker Hill Shuttle; SC 794
- 4 FT 699; OC 701; USC Shuttles: HSC, UPC
- 5 Metro 40, 442, 704
- 6 Metro 33 (Owl trips), 728, 733
- 7 Metro 745; Citadel Outlets Express
- 8 megabus.com
- 9 Discharge Only

**INSET 1 - DOWNTOWN LOS ANGELES**

- Line 733 Route
- Metro Rail Station
- ⊕ Metro Rail Station Entrance
- Metro Rail

**MAP NOTES**

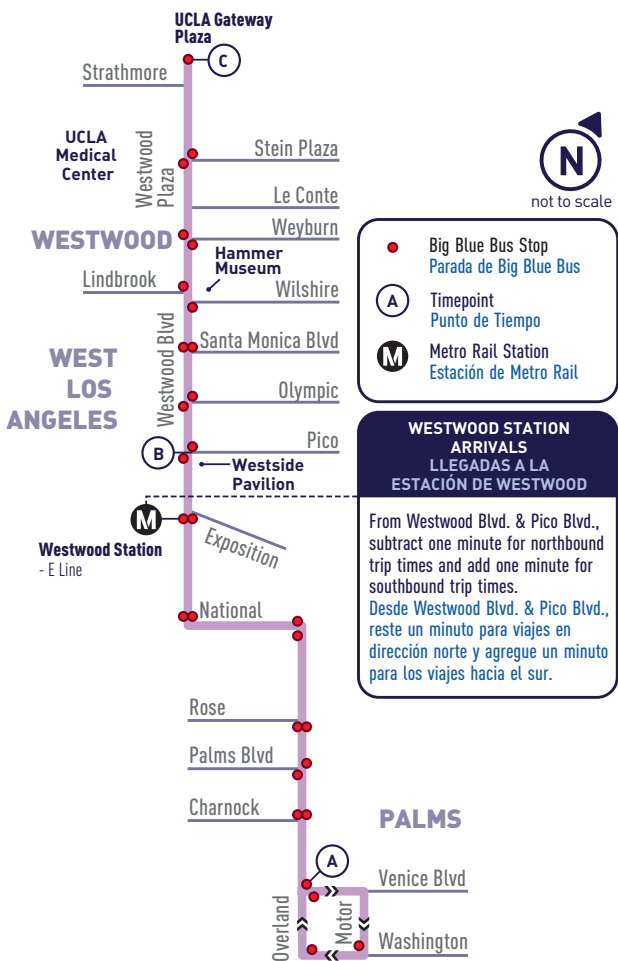
- 1 Kaiser Hospital
- 2 Third Street Promenade
- 3 Santa Monica Pier



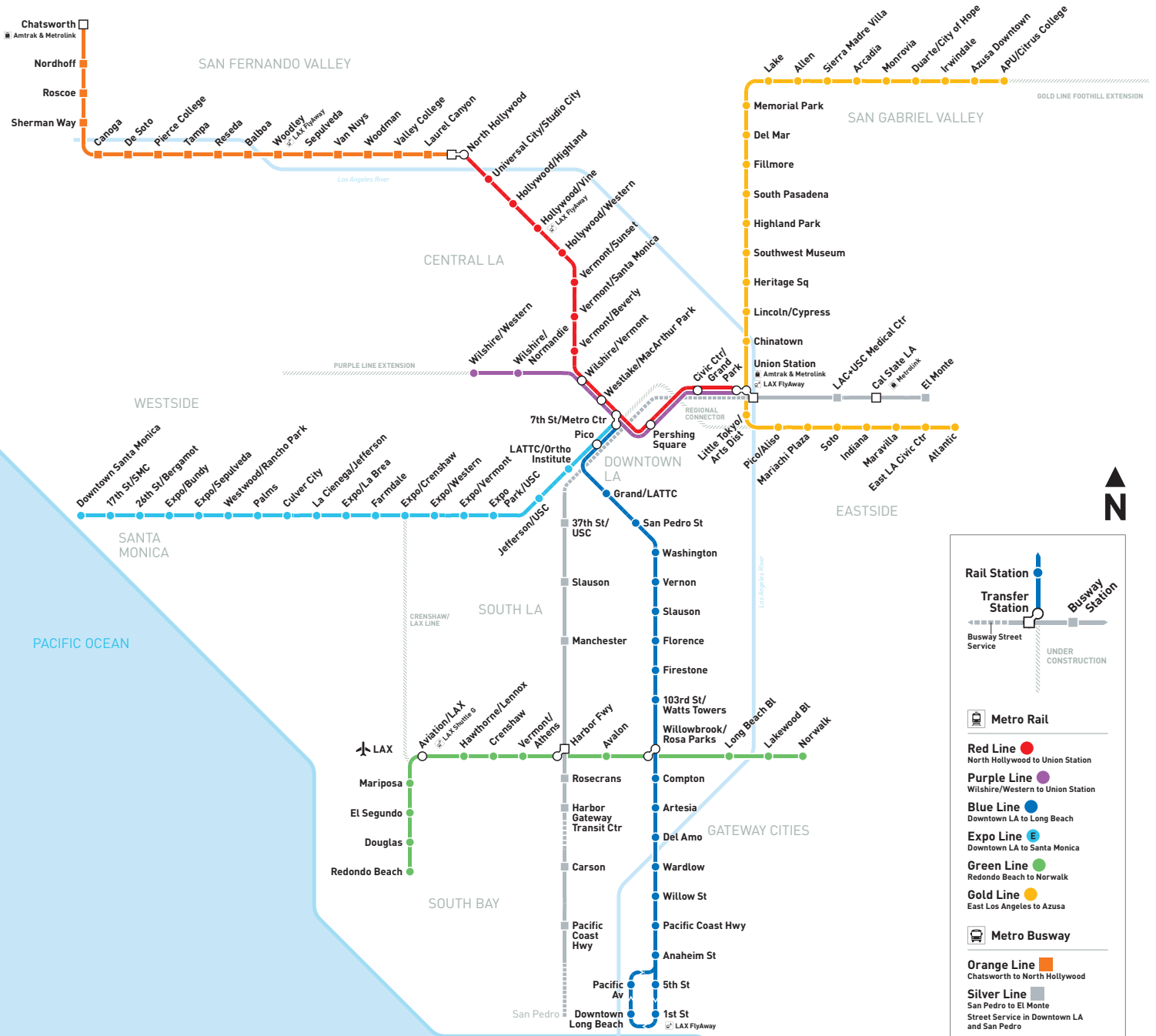
OVERLAND AVE &  
UCLA/WESTWOOD

**rapid**

**12**



# Metro Rail & Busway



**Rail Station**  
**Transfer Station**  
**Busway Station**  
 Busway Street Service  
 UNDER CONSTRUCTION

**Metro Rail**

- Red Line** ● North Hollywood to Union Station
- Purple Line** ● Wilshire/Western to Union Station
- Blue Line** ● Downtown LA to Long Beach
- Expo Line** ● Downtown LA to Santa Monica
- Green Line** ● Redondo Beach to Norwalk
- Gold Line** ● East Los Angeles to Azusa

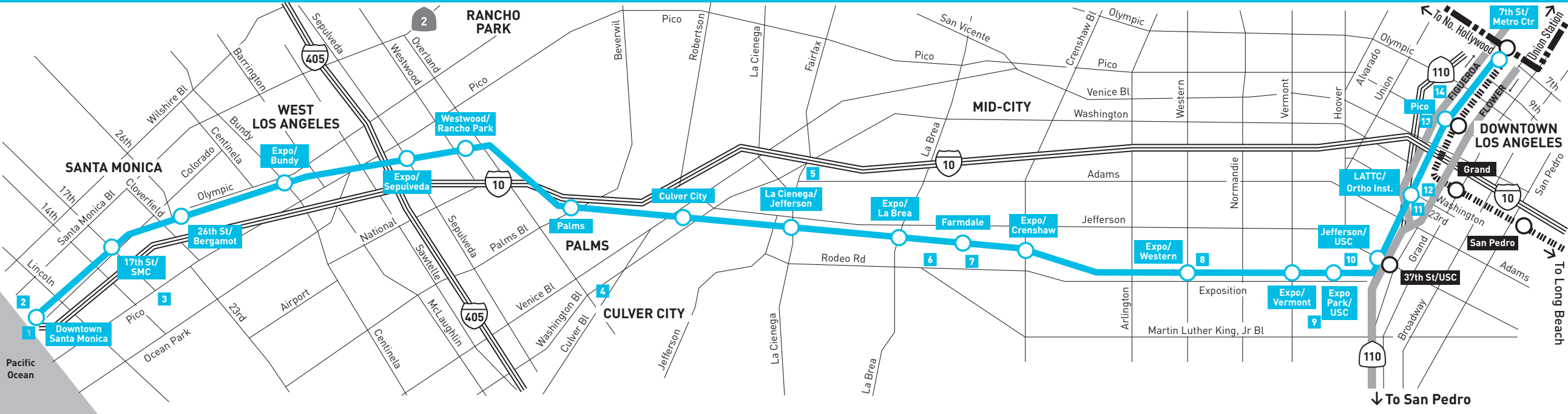
**Metro Busway**

- Orange Line** ■ Chatsworth to North Hollywood
- Silver Line** ■ San Pedro to El Monte  
Street Service in Downtown LA and San Pedro

**Regional Rail**

- Amtrak**  
amtrak.com
- MetroLink**  
metrolinktrains.com
- Airport Shuttle**
- LAX FlyAway**  
lawa.org/flyaway
- LAX Shuttle (free)**  
lawa.org





MAP NOTES

- 1 Santa Monica Pier & Esplanade
- 2 Third Street Promenade
- 3 Santa Monica College
- 4 Downtown Culver City/  
Sony Studios
- 5 Washington/Fairfax Transit Hub
- 6 Rancho Cienega Sports Complex
- 7 Dorsey High School
- 8 Foshay Learning Center
- 9 LA Memorial Coliseum,  
California Science Center,  
Natural History Museum,  
Banc of California Stadium
- 10 Galen Center/USC
- 11 Orthopaedic Hospital
- 12 LA Trade Tech College
- 13 LA Convention Center
- 14 STAPLES Center/L.A. LIVE

LEGEND

- Expo Line & Stations
- Blue Line
- Red & Purple Line
- Silver Line (910/950)
- Metro Rail Stations
- Map Note (see insert)
- Freeway
- AVTA Antelope Valley Transit Authority
- BBB Santa Monica Big Blue Bus
- C Culver CityBus
- CE LADOT Commuter Express
- LD LADOT DASH
- M Montebello
- OC OC Bus
- SC Santa Clarita Transit
- T Torrance Transit

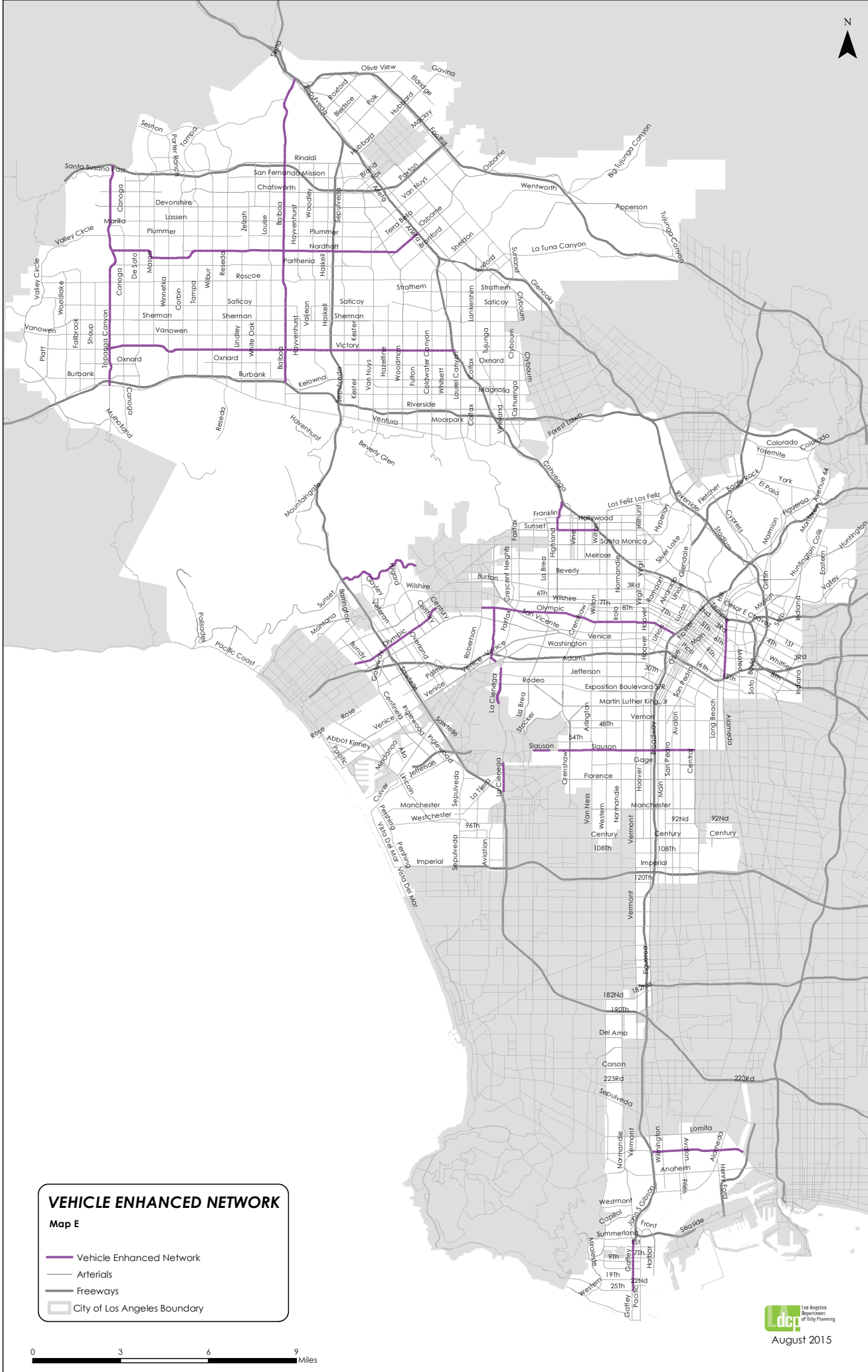
STATIONS/CONNECTIONS

<b>Downtown Santa Monica</b> Metro Local 4, 534; Metro Rapid 704, 720; BBB Local 1, 2, 3, 5, 7, 8, 9, 18; BBB Rapid 3, 7, 10	<b>Expo/La Brea</b> Metro Local 38, 212, 312, 378; LD Crenshaw	<b>Pico</b> Metro Rail Blue Line; Metro Busway Silver Line (910/950); Metro Local 14, 30, 70, 71, 76, 78, 79, 81, 96, 330, 378; Metro Rapid 770; Metro Express 442, 460; LD F; CE 419, 422, 423, 438, 448; OC 701, 721; T4X; FT Silver Streak
<b>17th St/SMC</b> <b>PARKING AVAILABLE</b> BBB 41, 42, 43, 44	<b>Farmdale</b> Metro Local 38	<b>7th Street/ Metro Center</b> Metro Rail Blue, Red & Purple Line; Metro Busway Silver Line (910/950); Metro Local 14, 16, 17, 18, 20, 37, 51, 52, 53, 55, 60, 62, 66, 70, 71, 76, 78, 79, 81, 96, 316, 351, 355, 378; Metro Rapid 720, 760, 770; Metro Express 442, 460, 487, 489; AVTA 785; BBB Rapid 10; CE 409, 422, 423, 431, 437, 438, 448, 534; FT Silver Streak, 493, 495, 497, 498, 499, 699; LD A, B, E, F; M 40, 50, 90; OC 701, 721; SCT 799; T4X
<b>26th St/Bergamot</b> BBB 5, 16, 43	<b>Expo/Crenshaw</b> <b>PARKING AVAILABLE</b> Metro Local 38, 210; Metro Rapid 710, 740; LD Midtown	
<b>Bundy</b> <b>PARKING AVAILABLE</b> BBB Local 5, 7, 14, 15; BBB Rapid 7, 10	<b>Expo/Western</b> Metro Local 102, 207; Metro Rapid 757	
<b>Expo/Sepulveda</b> <b>PARKING AVAILABLE</b> Metro Local 234; Metro Rapid 734; Metro Express 788; BBB Local 7, 17; BBB Rapid 7; C Local 6; C Rapid 6	<b>Expo/Vermont</b> Metro Local 102, 204; Metro Rapid 754; Metro Express 550; LD F	
<b>Westwood/Rancho Park</b> BBB 8, 12; C3	<b>Expo Park/USC</b> Metro Local 81, 102, 200; Metro Express 442, 460, 550, Line G (Silver); CE 438, 448; LD F, King East Southeast; OC 701, 721; T4X	
<b>Palms</b> BBB 5, 17	<b>Jefferson/USC</b> Metro Local 38, 81, 102, 200; Metro Express 442; LD F, King-East	
<b>Culver City</b> Metro Local 17, 33; Metro Rapid 733; BBB Local 17; C1, 5, 7; CE 437A	<b>LATTC/Ortho Institute</b> Metro Busway Silver Line (910/950); Metro Local 37, 38, 55, 81, 355, 603; Metro Express 460; LD F, King-East; OC 701, 724; T4X	
<b>La Cienega/Jefferson</b> <b>PARKING AVAILABLE</b> Metro Local 38, 105, 217; Metro Rapid 705; C4; Baldwin Hills Parklands Shuttle "The Link"		







**APPENDIX E**

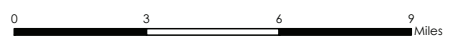
**MOBILITY NETWORK MAPS AND MOBILITY ENVIRONMENT**



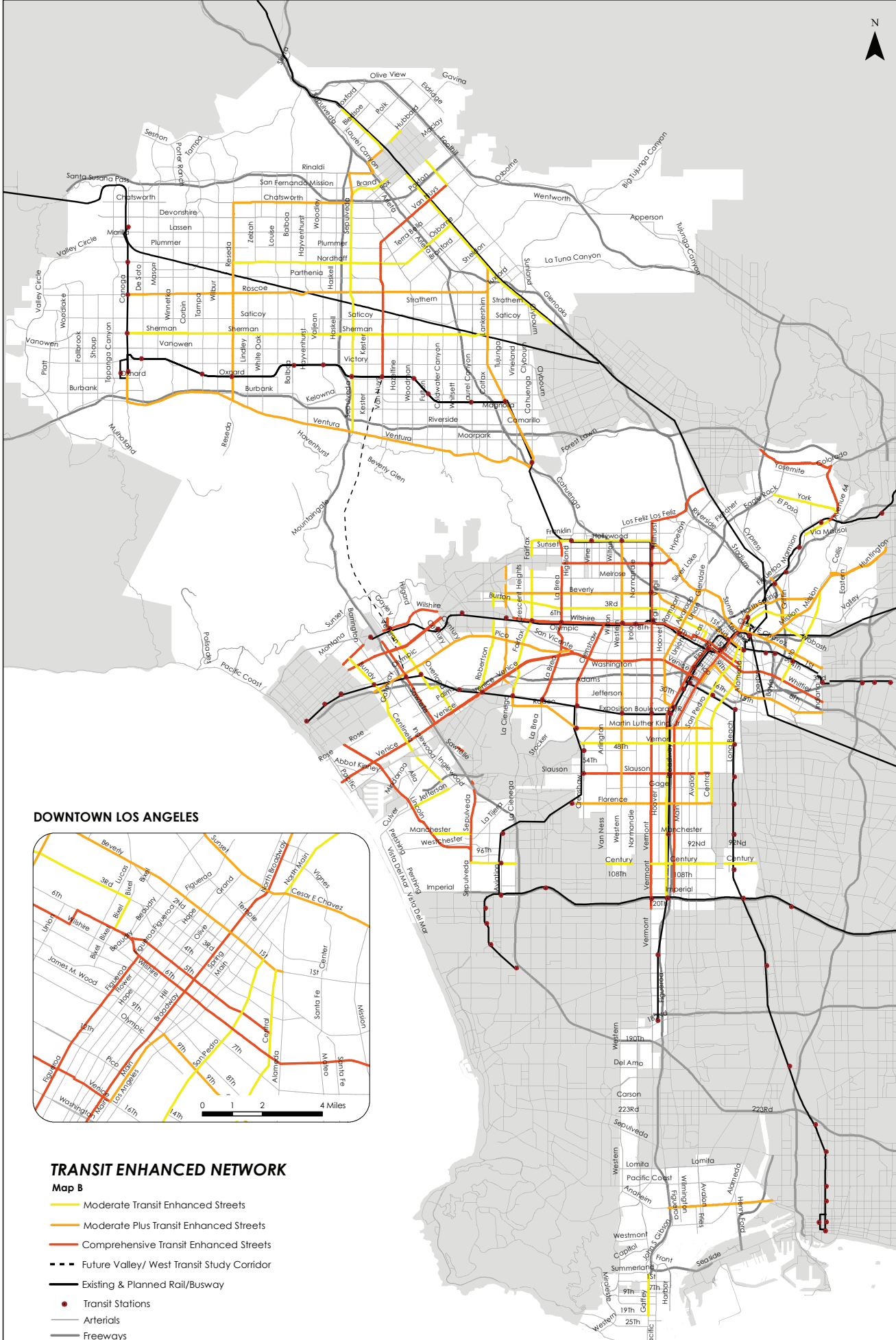
**VEHICLE ENHANCED NETWORK**

**Map E**

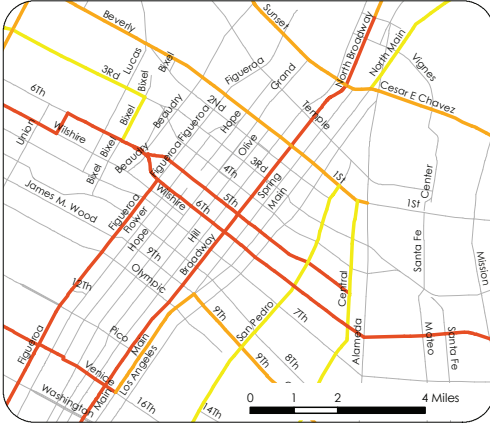
-  Vehicle Enhanced Network
-  Arterials
-  Freeways
-  City of Los Angeles Boundary







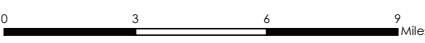
**DOWNTOWN LOS ANGELES**



**TRANSIT ENHANCED NETWORK**

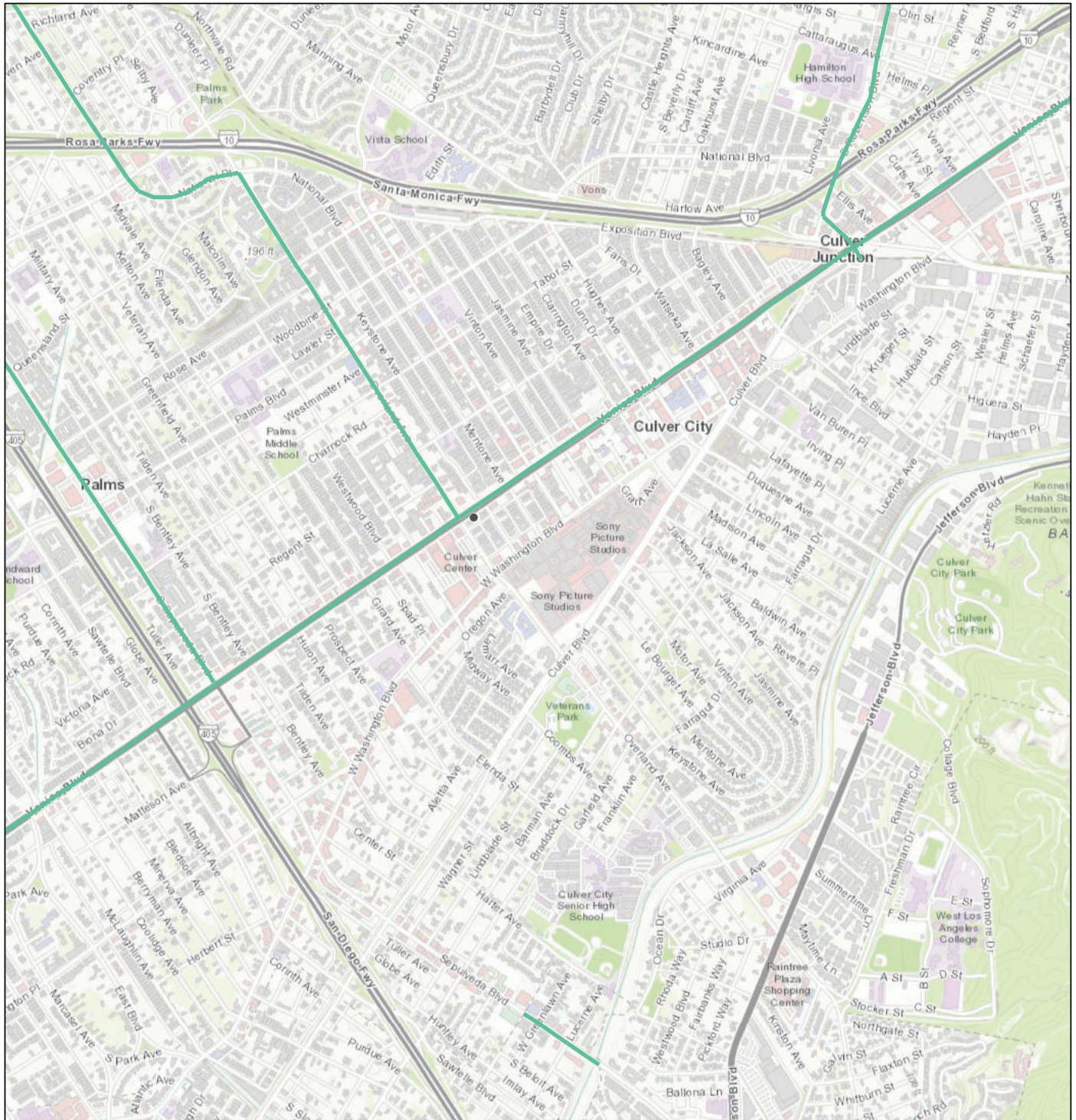
Map B

- Moderate Transit Enhanced Streets
- Moderate Plus Transit Enhanced Streets
- Comprehensive Transit Enhanced Streets
- - - Future Valley/ West Transit Study Corridor
- Existing & Planned Rail/Busway
- Transit Stations
- Arterials
- Freeways
- City of Los Angeles Boundary





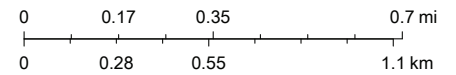
# TRANSIT ENHANCED NETWORK (TEN)



8/10/2020, 2:39:08 PM

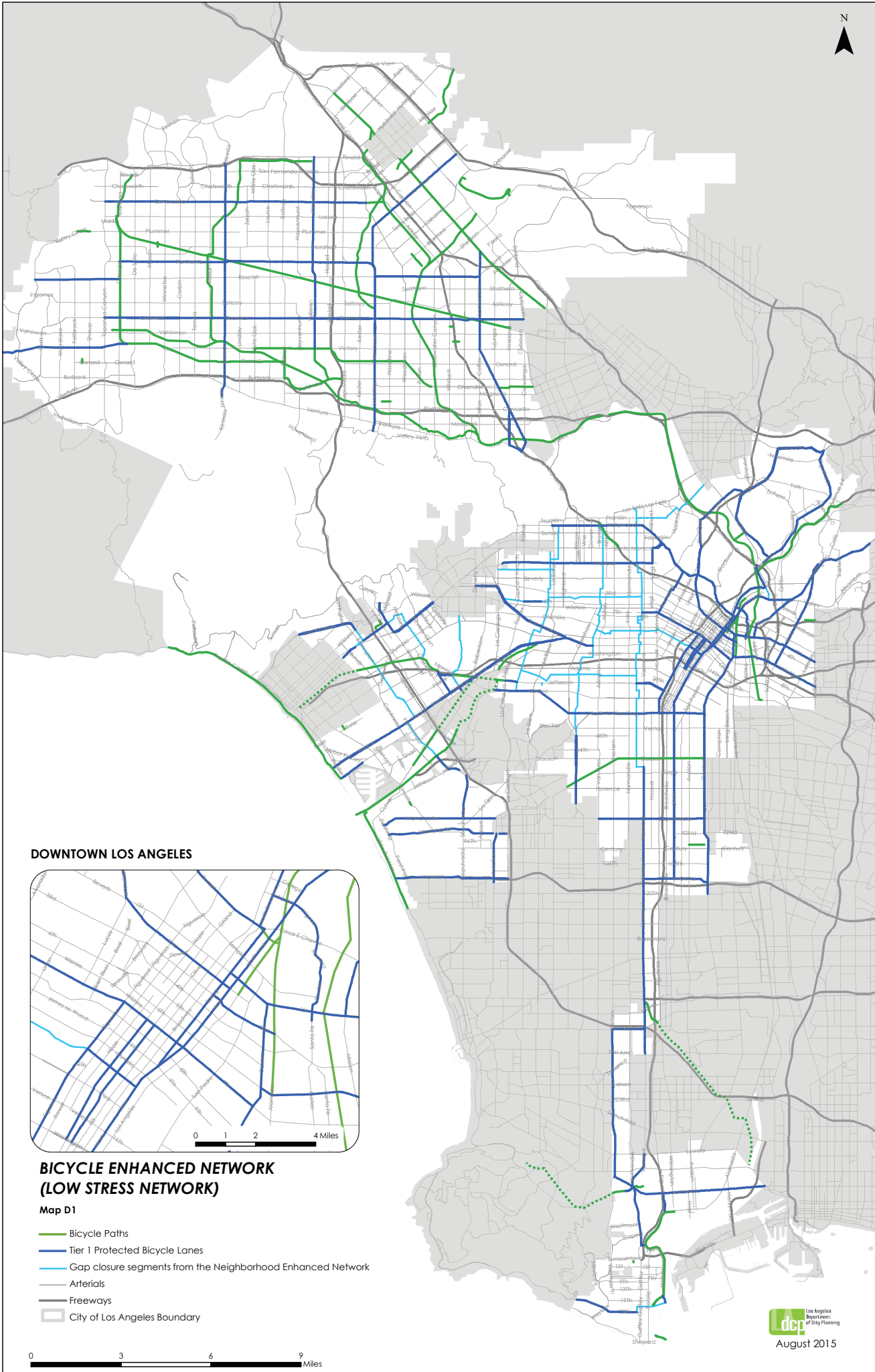
1:18,056

— Transit Enhanced Network (TEN)

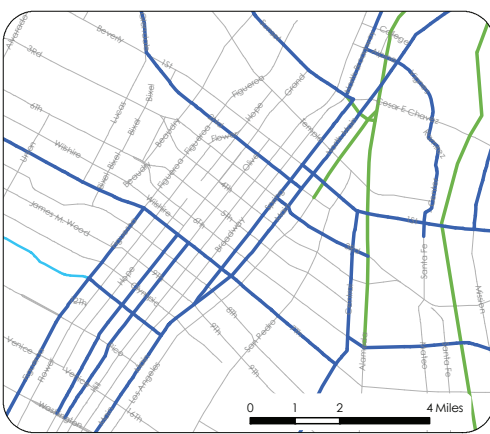


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community











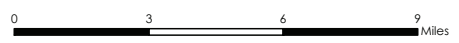
**DOWNTOWN LOS ANGELES**

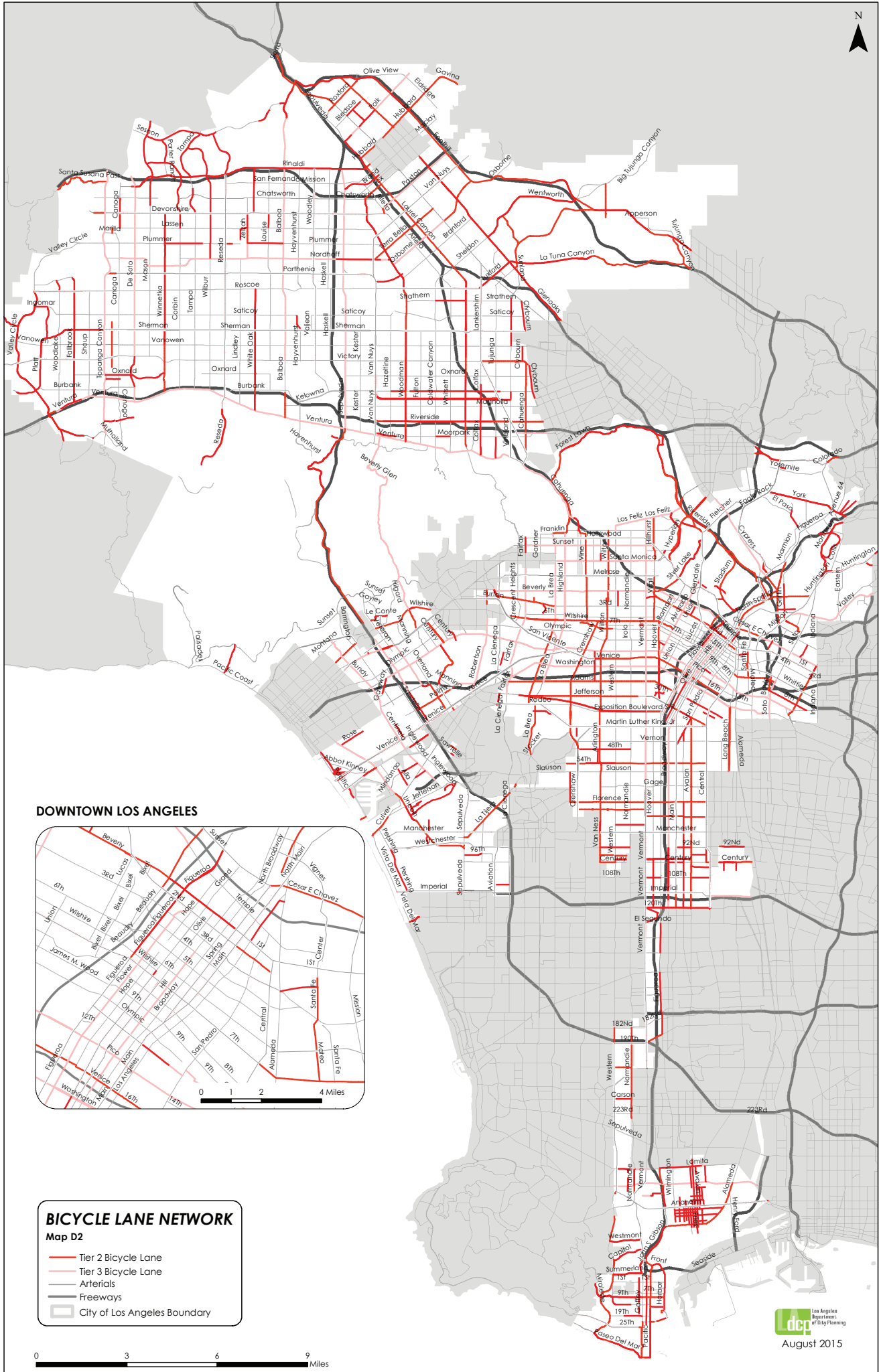


**BICYCLE ENHANCED NETWORK  
(LOW STRESS NETWORK)**

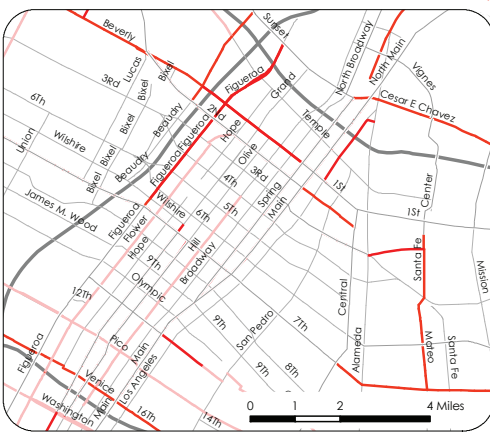
Map D1

-  Bicycle Paths
-  Tier 1 Protected Bicycle Lanes
-  Gap closure segments from the Neighborhood Enhanced Network
-  Arterials
-  Freeways
-  City of Los Angeles Boundary



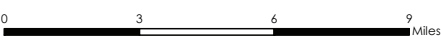


**DOWNTOWN LOS ANGELES**



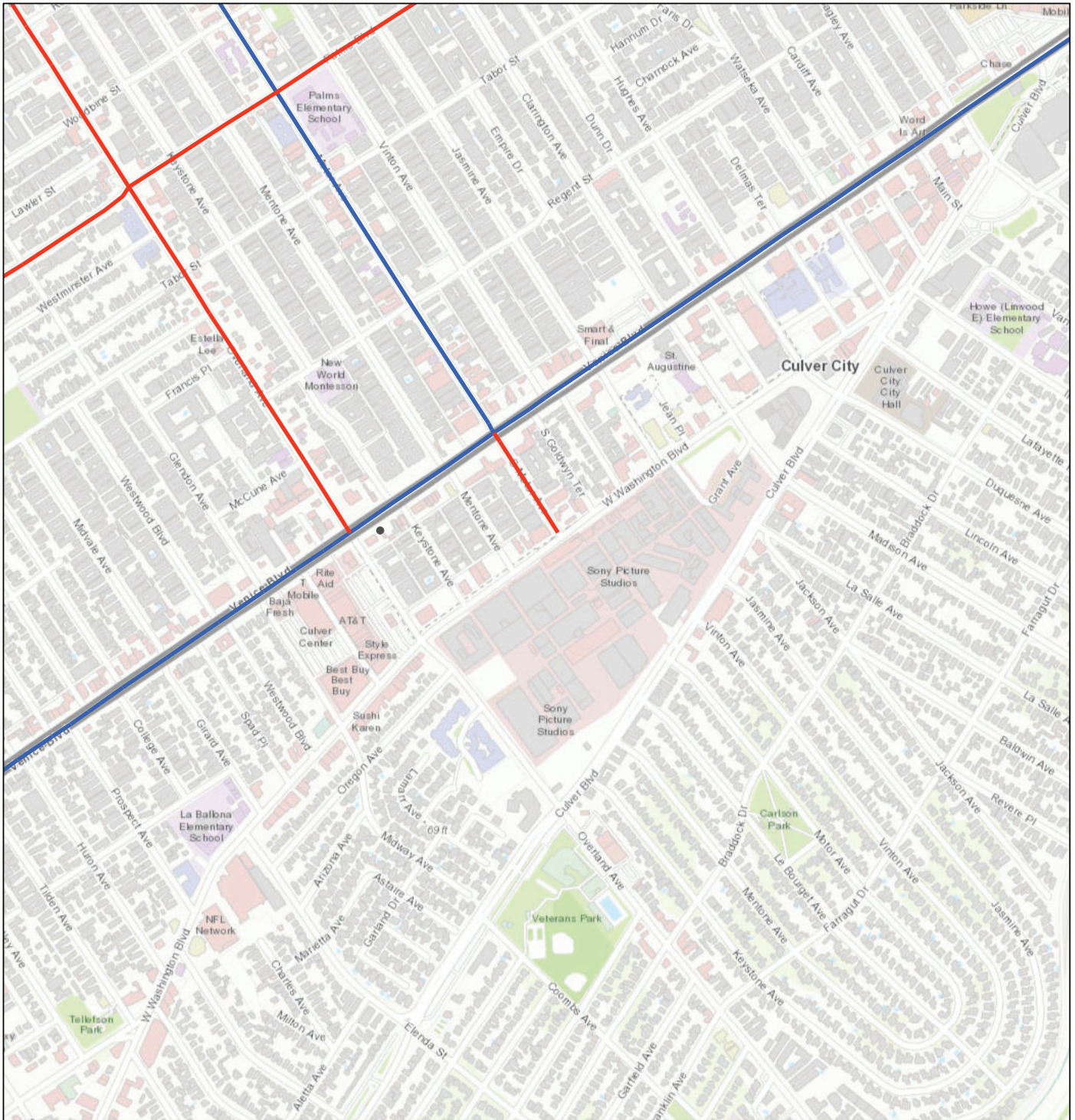
**BICYCLE LANE NETWORK**  
Map D2

- Tier 2 Bicycle Lane
- Tier 3 Bicycle Lane
- Arterials
- Freeways
- City of Los Angeles Boundary





# BICYCLE ENHANCED NETWORK (BEN)

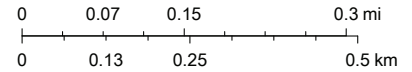


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1:9,028

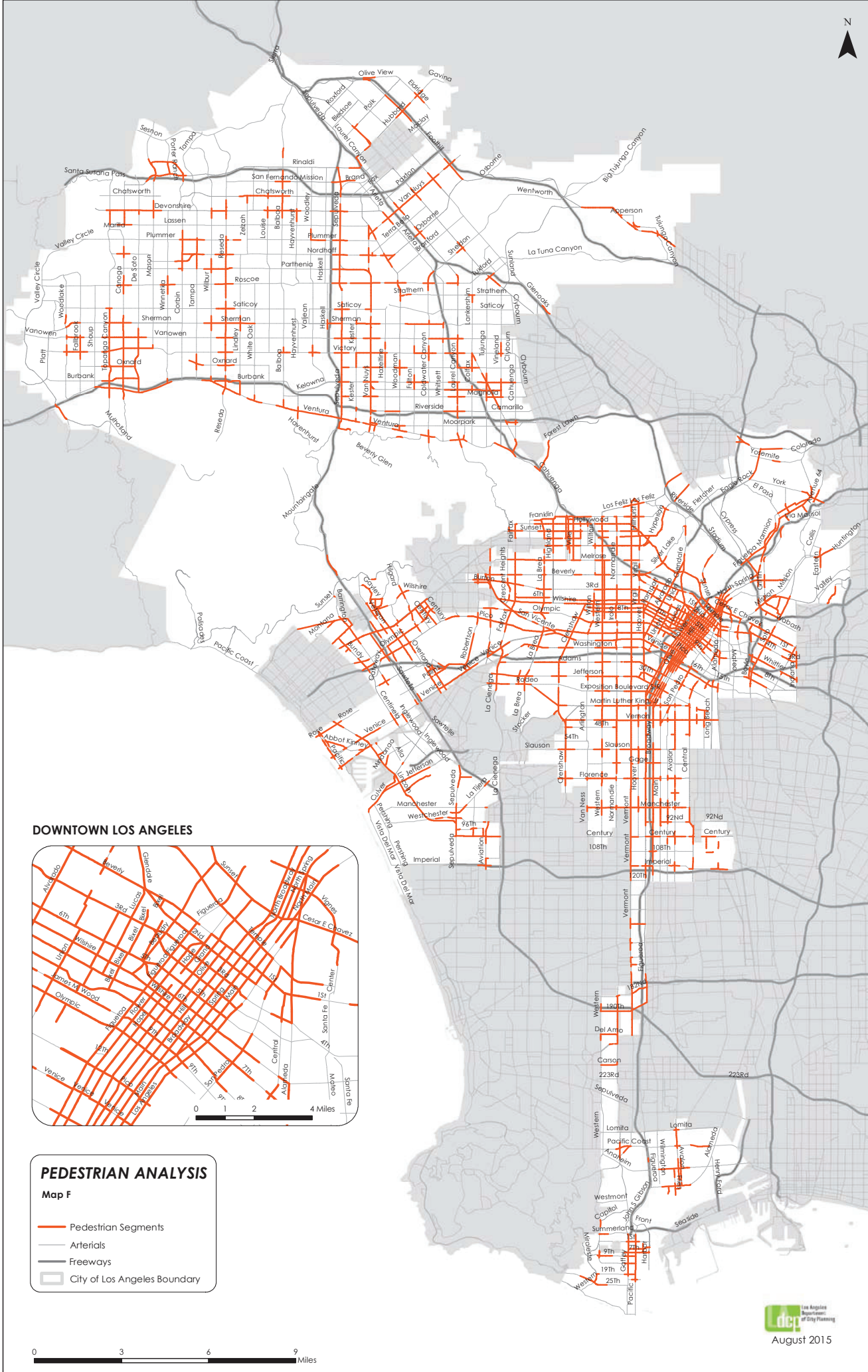
Bicycle Network

- Tier 1 (BEN)
- Tier 2 (BLN)



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community





**DOWNTOWN LOS ANGELES**



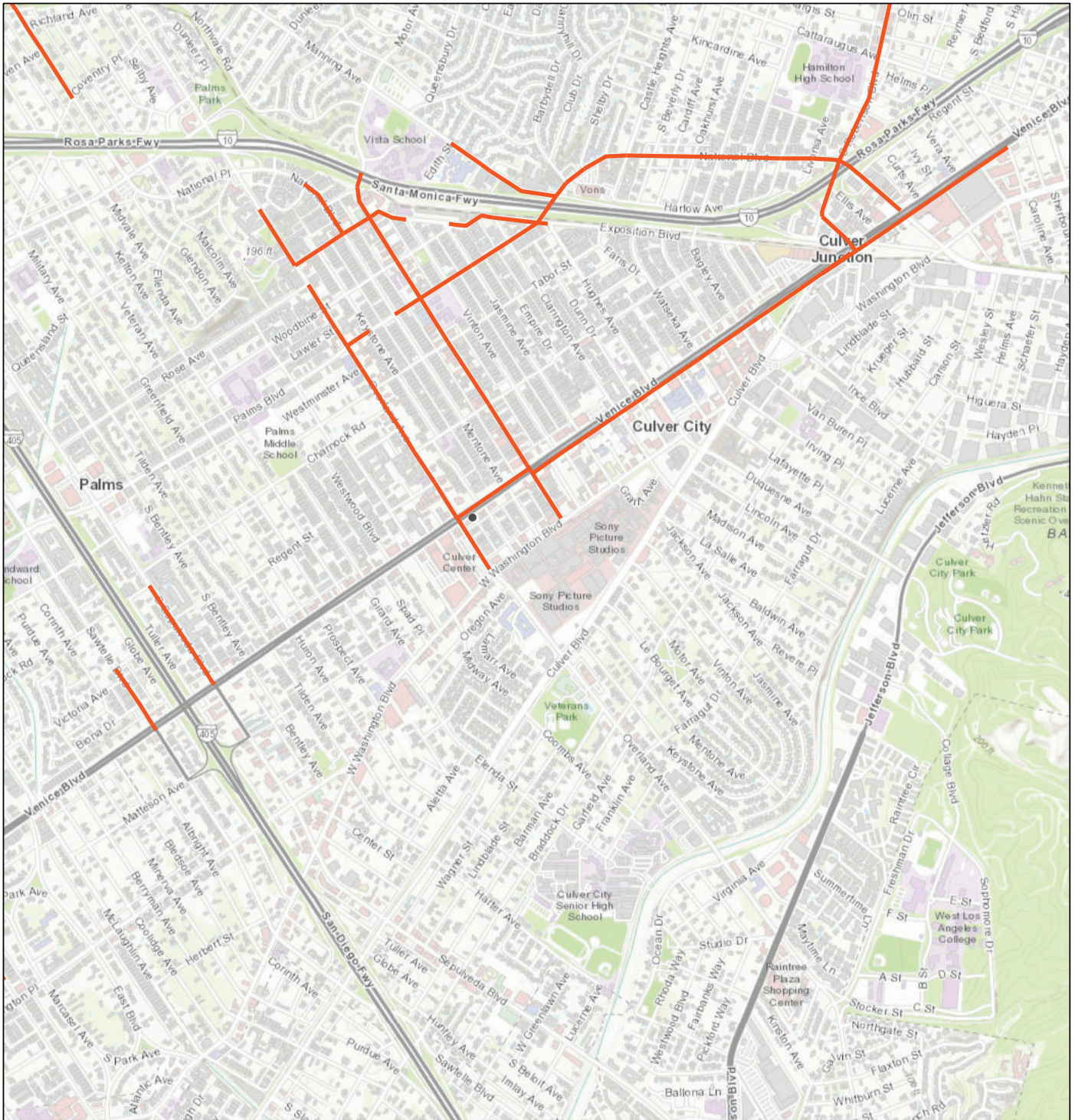
**PEDESTRIAN ANALYSIS**  
Map F

- Pedestrian Segments
- Arterials
- Freeways
- City of Los Angeles Boundary





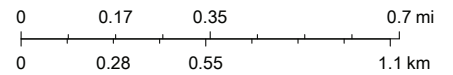
# PEDESTRIAN ENHANCED NETWORK (PEDs)



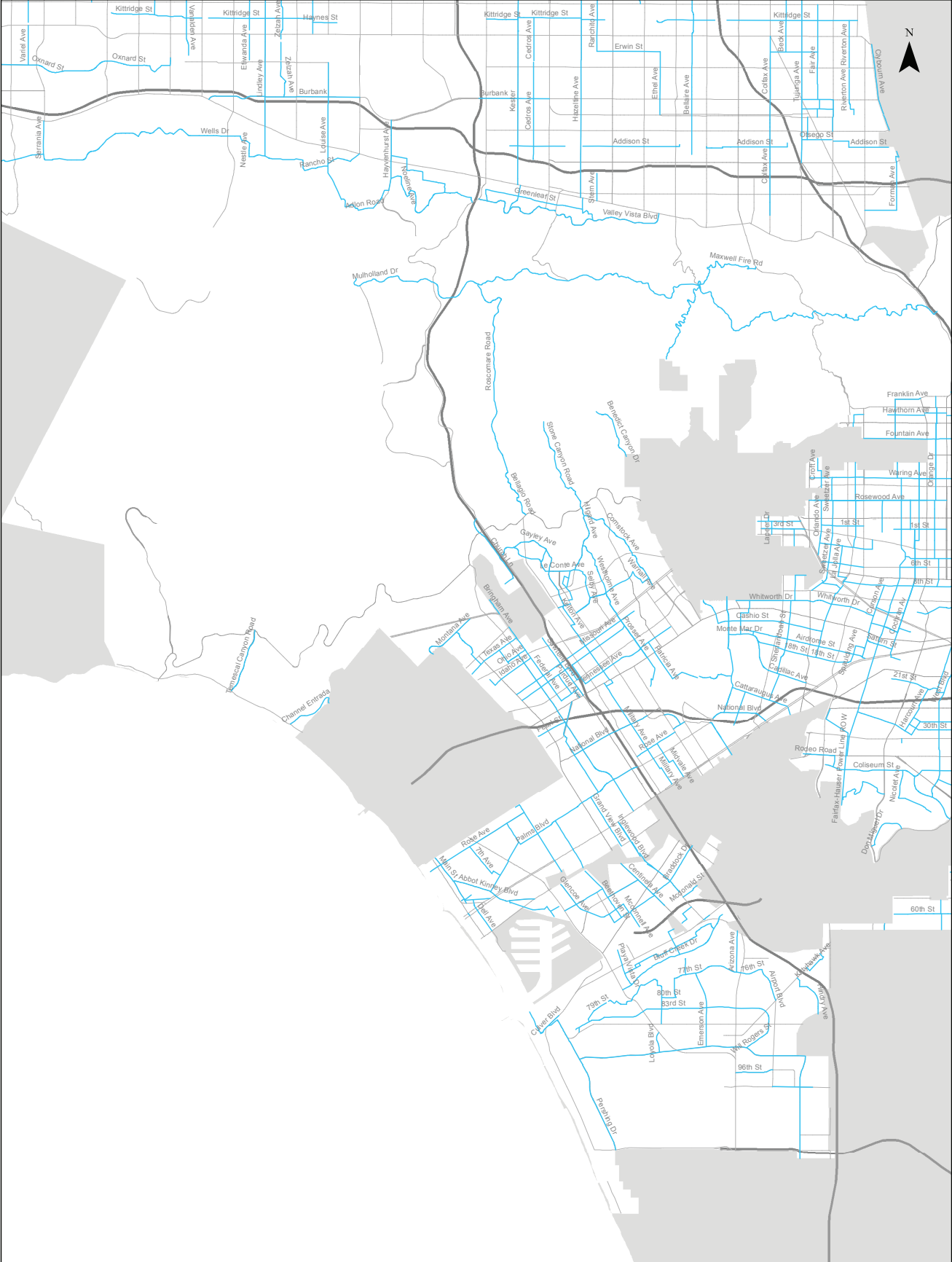
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— Pedestrian Enhanced Districts (PEDs)

1:18,056

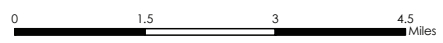


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



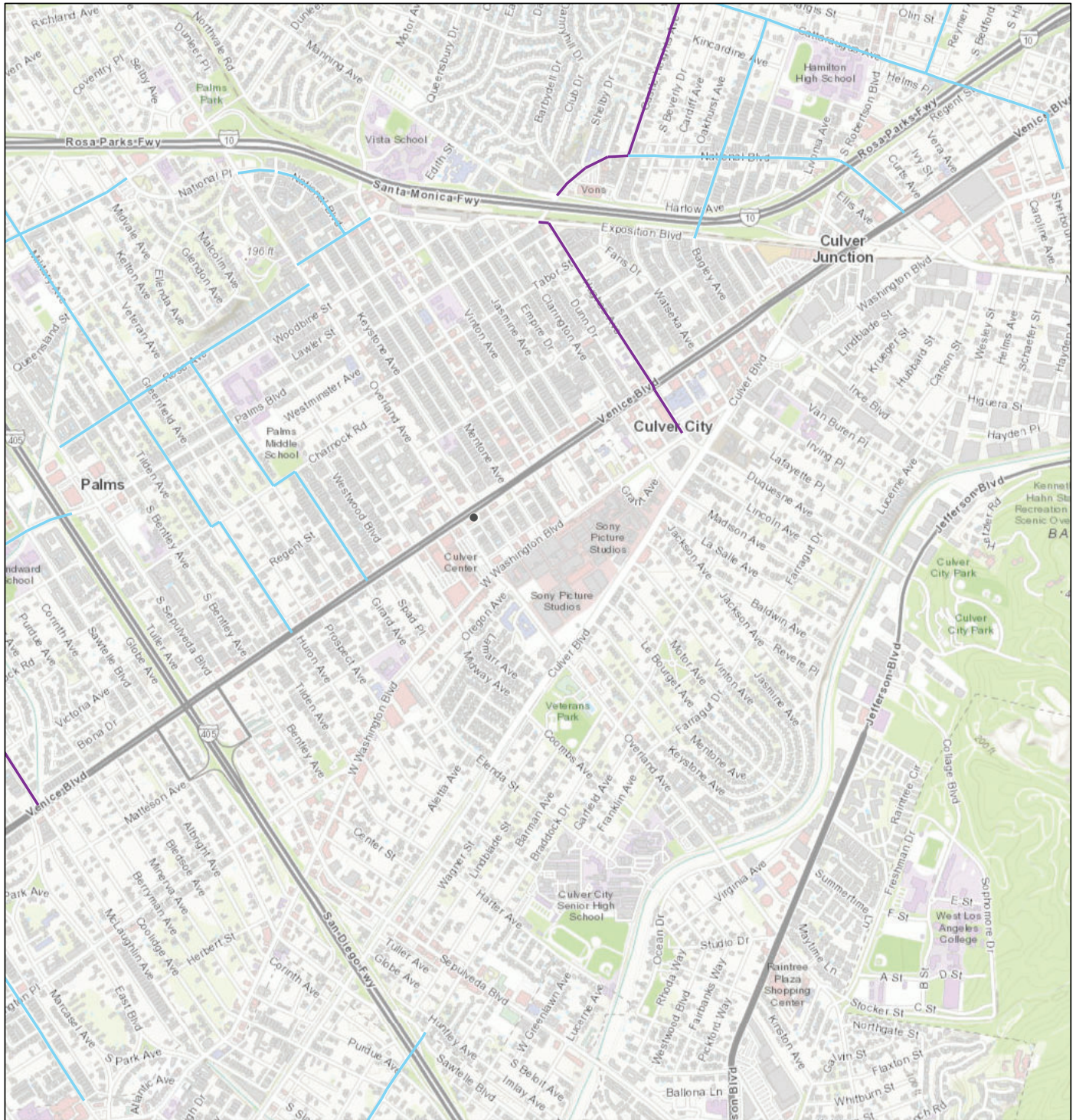
**NEIGHBORHOOD ENHANCED NETWORK - WEST SUBAREA**  
**Map C3**

- Neighborhood Network
- Arterials
- City of Los Angeles Boundary





# NEIGHBORHOOD ENHANCED NETWORK (NEN)

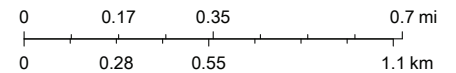


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Neighborhood Network (NEN)

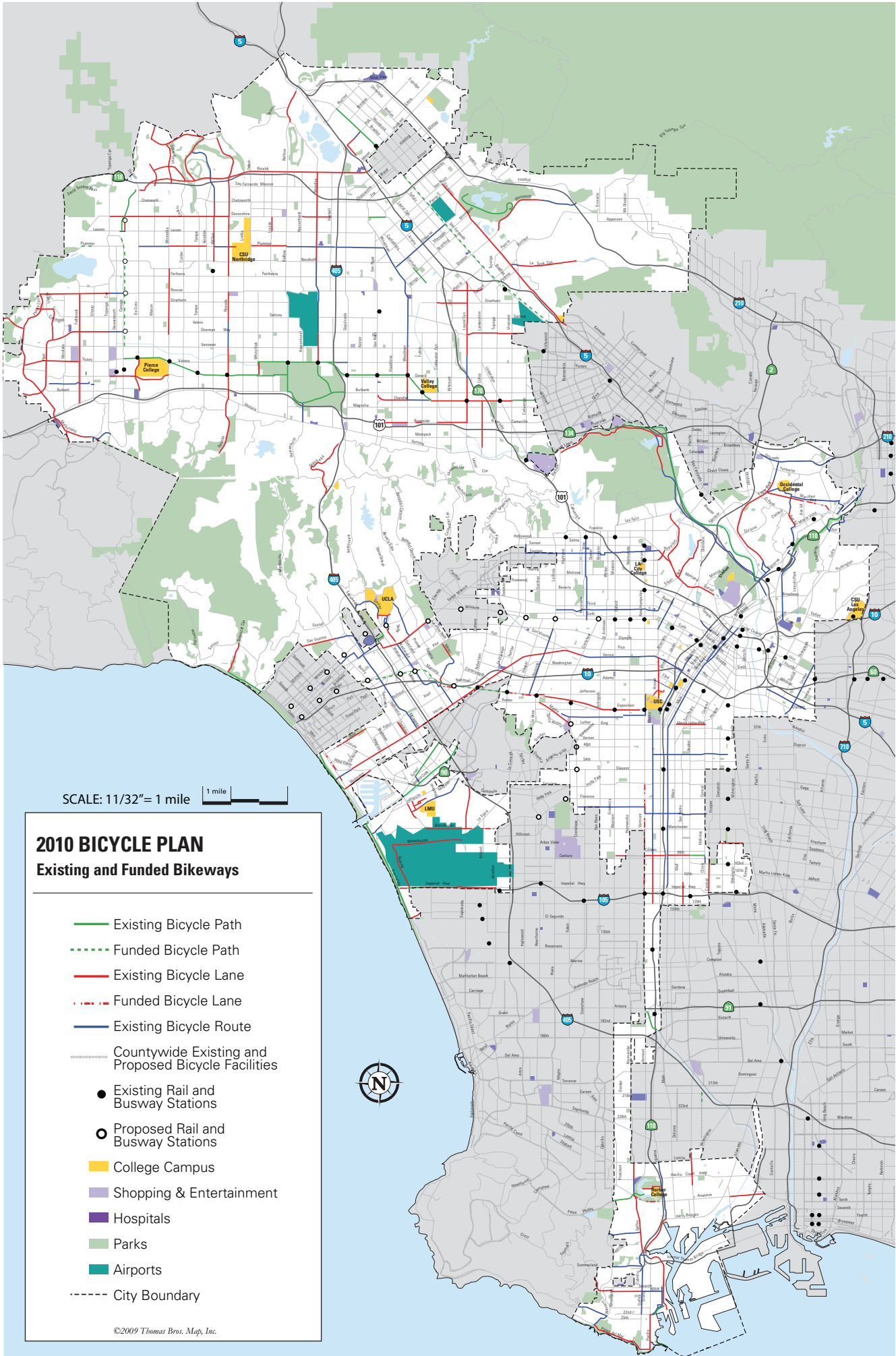
- Tier 1 NEN
- Tier 2 NEN

1:18,056



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community





SCALE: 11/32" = 1 mile

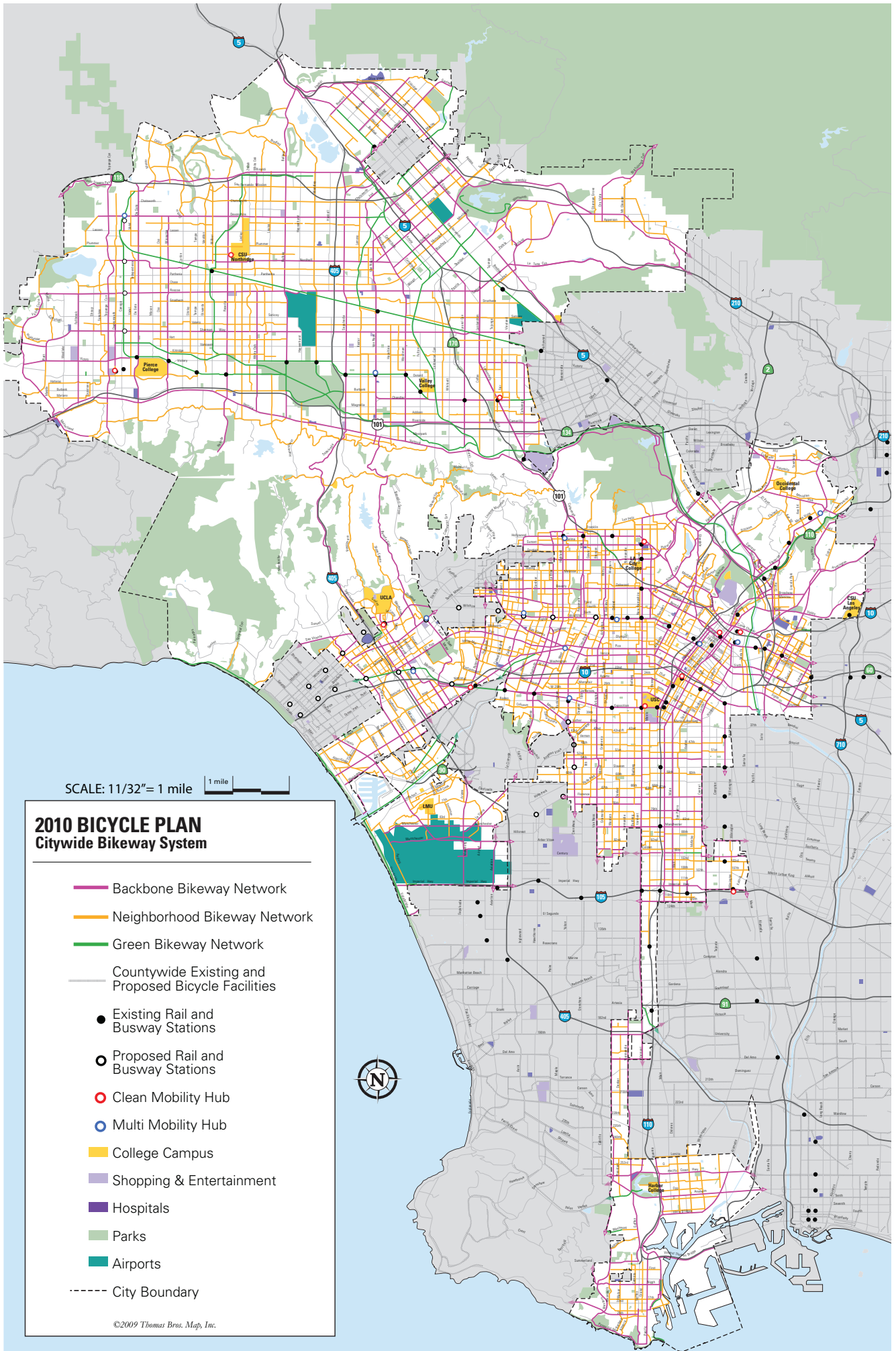


## 2010 BICYCLE PLAN Existing and Funded Bikeways

- Existing Bicycle Path
- - - Funded Bicycle Path
- Existing Bicycle Lane
- - - Funded Bicycle Lane
- Existing Bicycle Route
- - - Countywide Existing and Proposed Bicycle Facilities
- Existing Rail and Busway Stations
- Proposed Rail and Busway Stations
- College Campus
- Shopping & Entertainment
- Hospitals
- Parks
- Airports
- - - City Boundary

©2009 Thomas Bros. Map, Inc.





SCALE: 11/32" = 1 mile

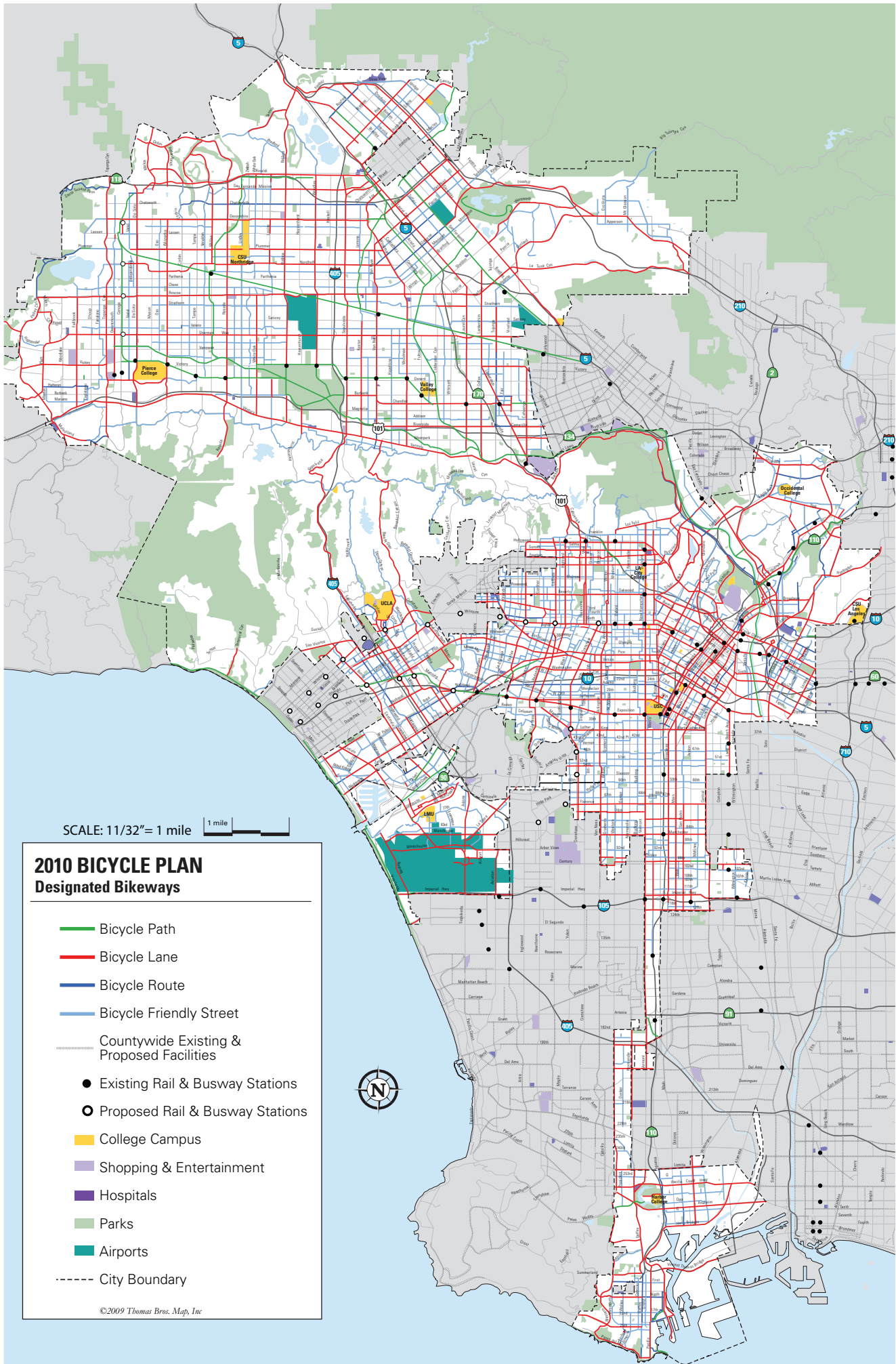


### 2010 BICYCLE PLAN Citywide Bikeway System

- Backbone Bikeway Network
- Neighborhood Bikeway Network
- Green Bikeway Network
- Countywide Existing and Proposed Bicycle Facilities
- Existing Rail and Busway Stations
- Proposed Rail and Busway Stations
- Clean Mobility Hub
- Multi Mobility Hub
- College Campus
- Shopping & Entertainment
- Hospitals
- Parks
- Airports
- - - City Boundary



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SCALE: 11/32" = 1 mile

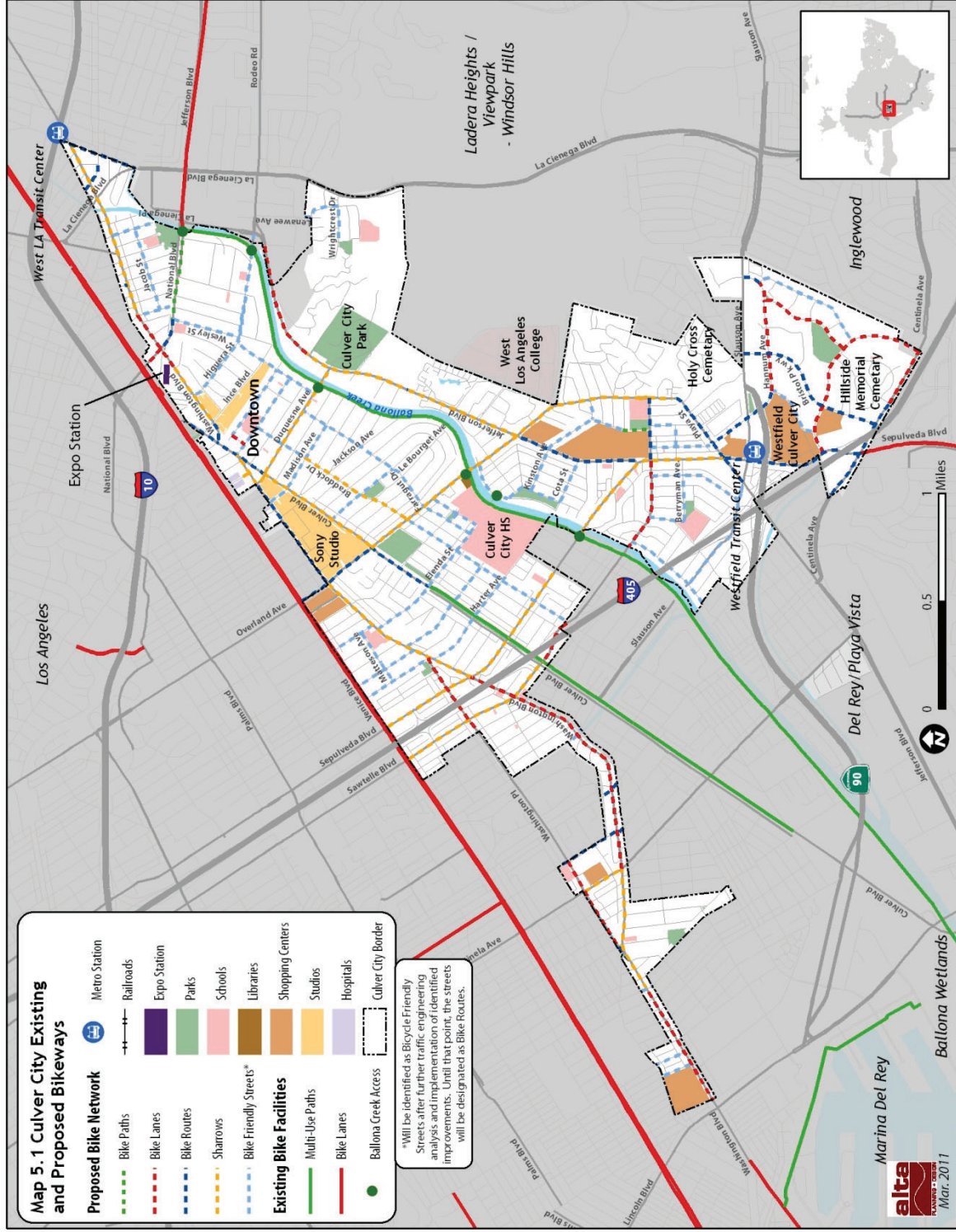


## 2010 BICYCLE PLAN Designated Bikeways

- Bicycle Path
- Bicycle Lane
- Bicycle Route
- Bicycle Friendly Street
- Countywide Existing & Proposed Facilities
- Existing Rail & Busway Stations
- Proposed Rail & Busway Stations
- College Campus
- Shopping & Entertainment
- Hospitals
- Parks
- Airports
- City Boundary

©2009 Thomas Bros. Map, Inc



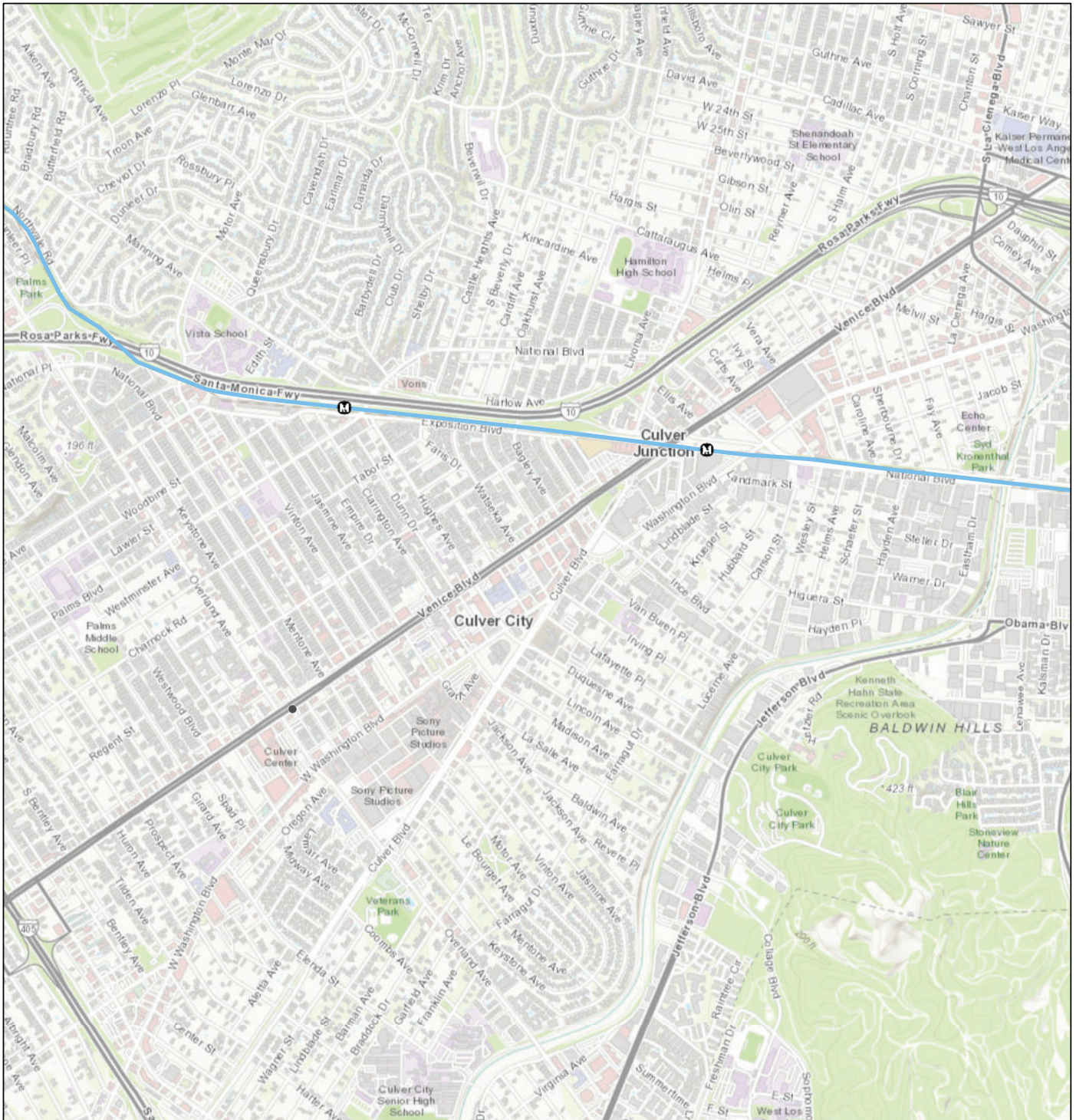


Map 5-1 Proposed Bicycle Network





# METRO STATIONS



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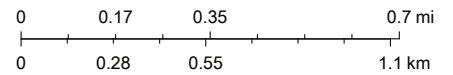
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Metro Stations

Existing

Metro Lines

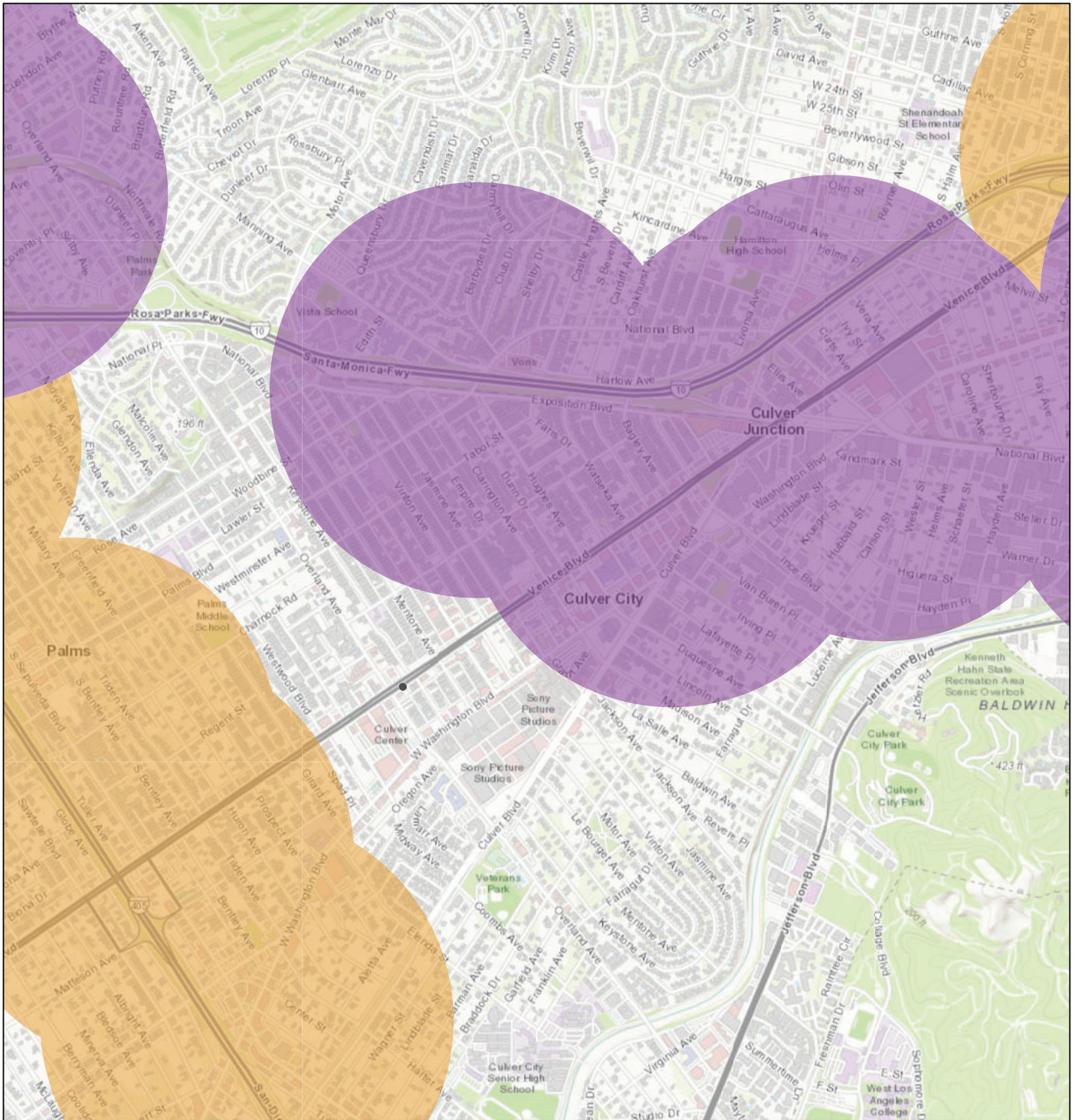
Expo Line



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA



# TRANSIT PRIORITY AREA (TPA)

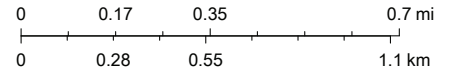


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Transit Priority Area (TPA)

- Light Rail
- Major Bus Routes

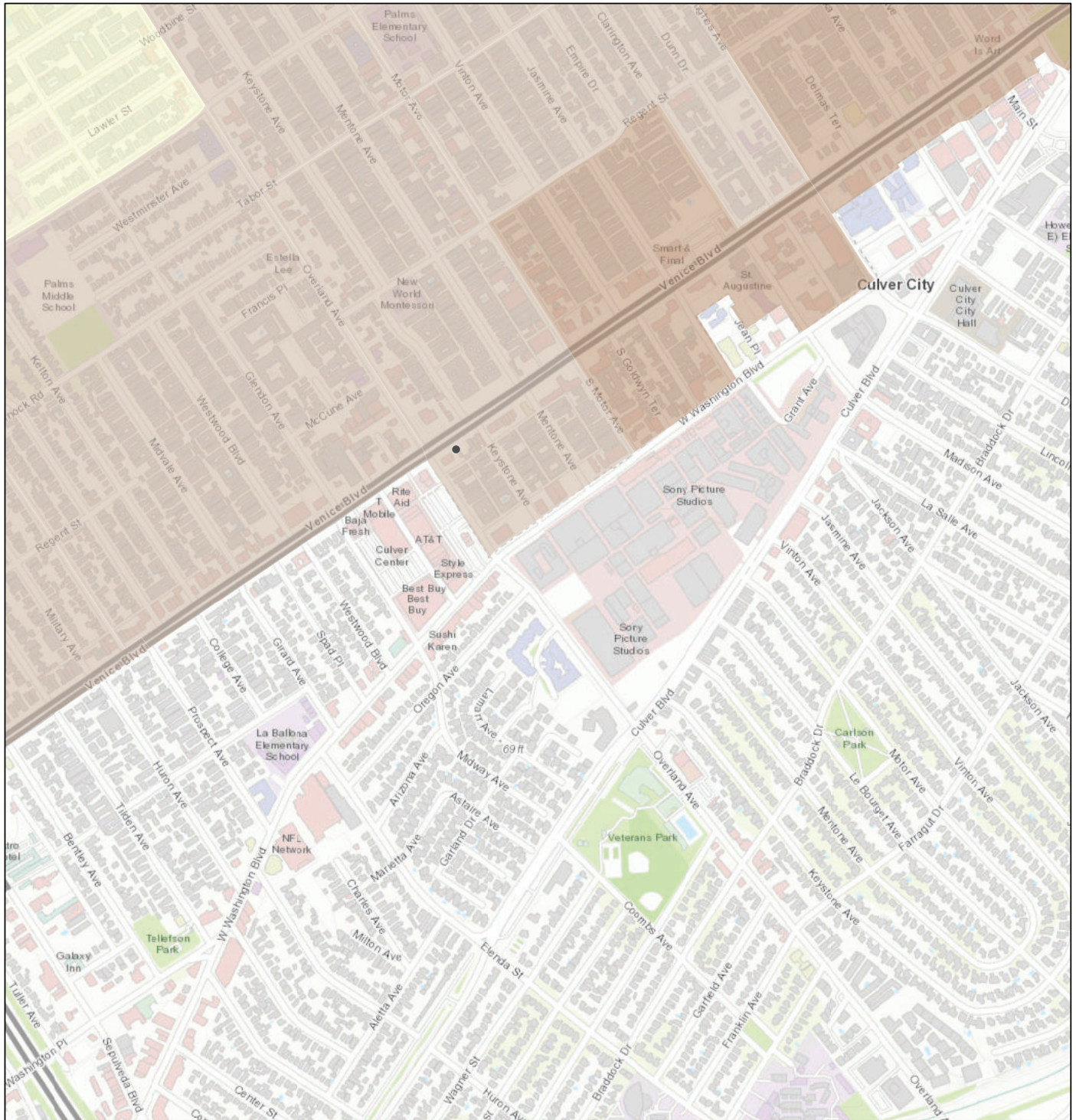
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County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA



# WALKABILITY INDEX

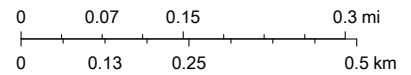


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Walkability Index

- Medium Walkability
- High Walkability

1:9,028



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



# 10626 Venice Boulevard

Washington Culver, Culver City, 90232

Commute to **Downtown Culver City**

2 min 8 min 4 min 15 min [View Routes](#)

**Favorite** **Map** **Nearby Apartments**

Looking for a home for sale in Culver City? [🏠](#)

Walk Score  
**96**

## Walker's Paradise

Daily errands do not require a car.

Transit Score  
**53**

## Good Transit

Many nearby public transportation options.

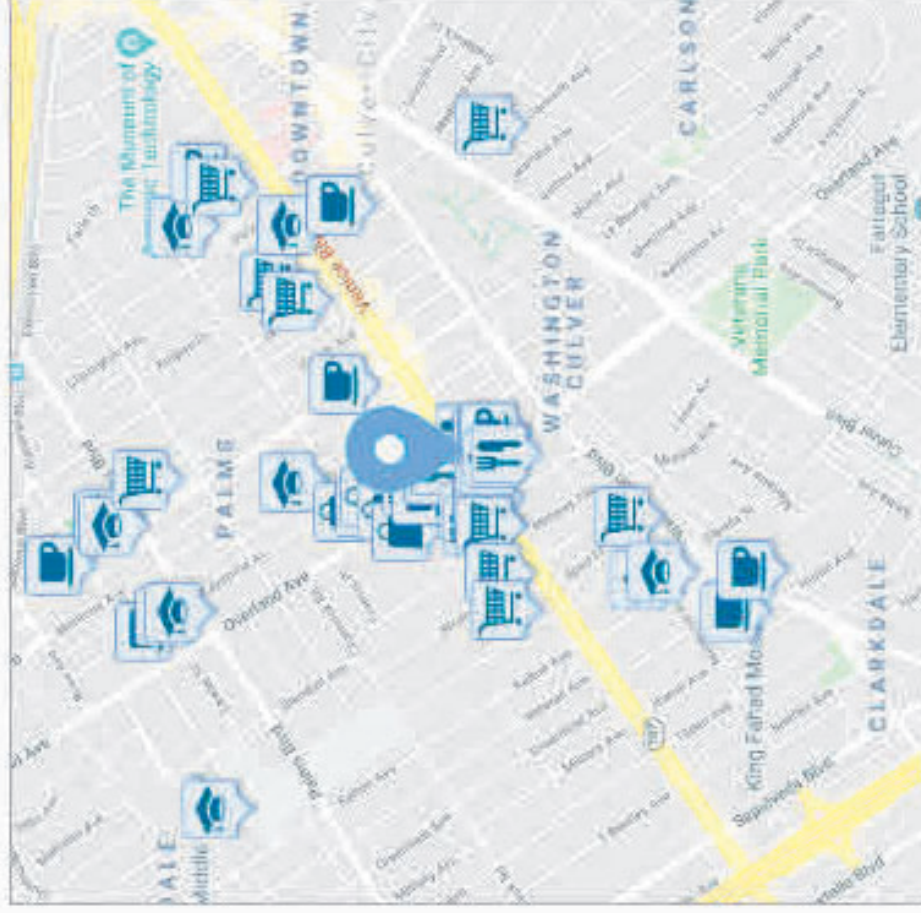
Bike Score  
**75**

## Very Bikeable

Biking is convenient for most trips.

About your score

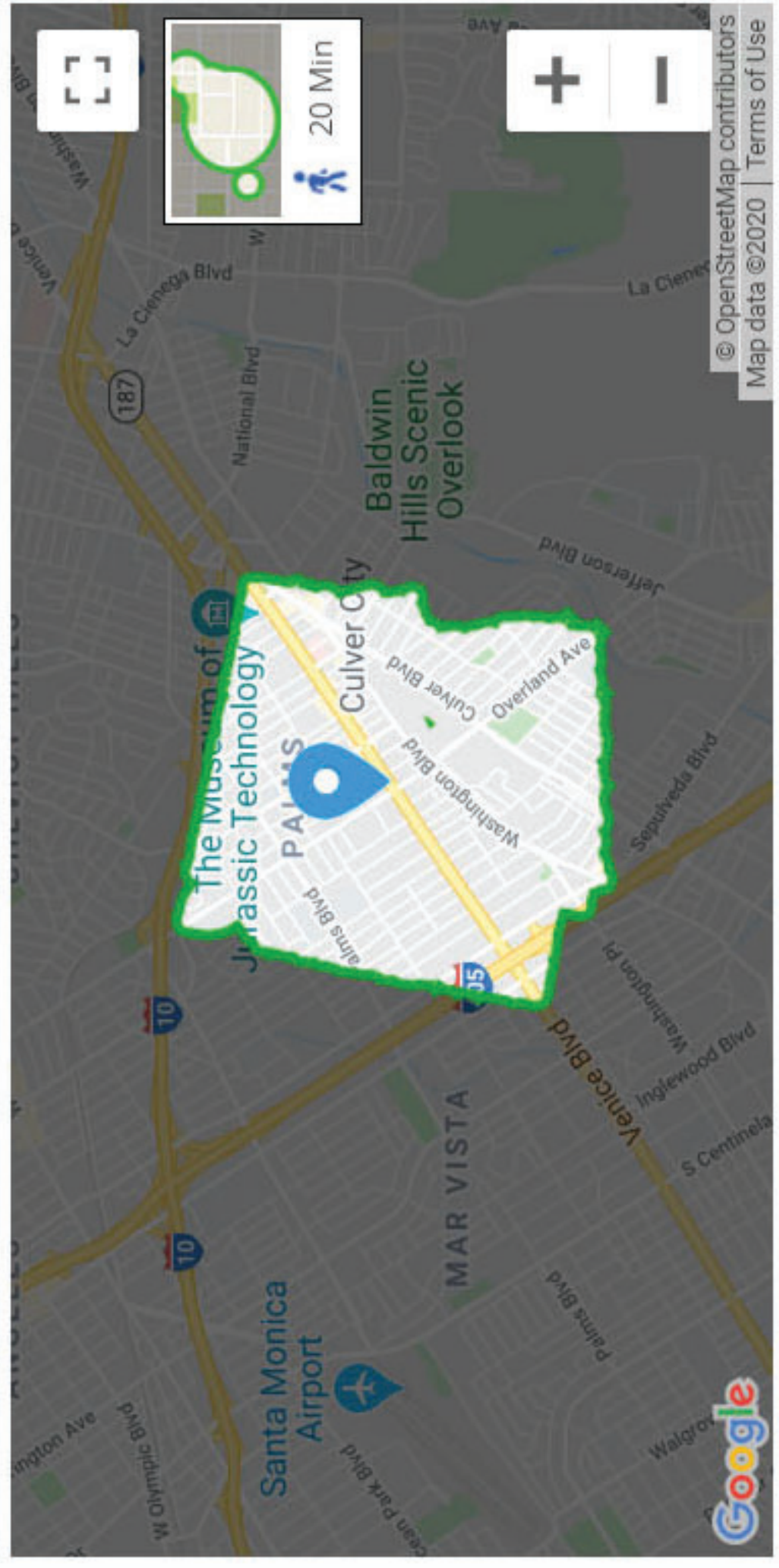
Add scores to your site



# Travel Time Map

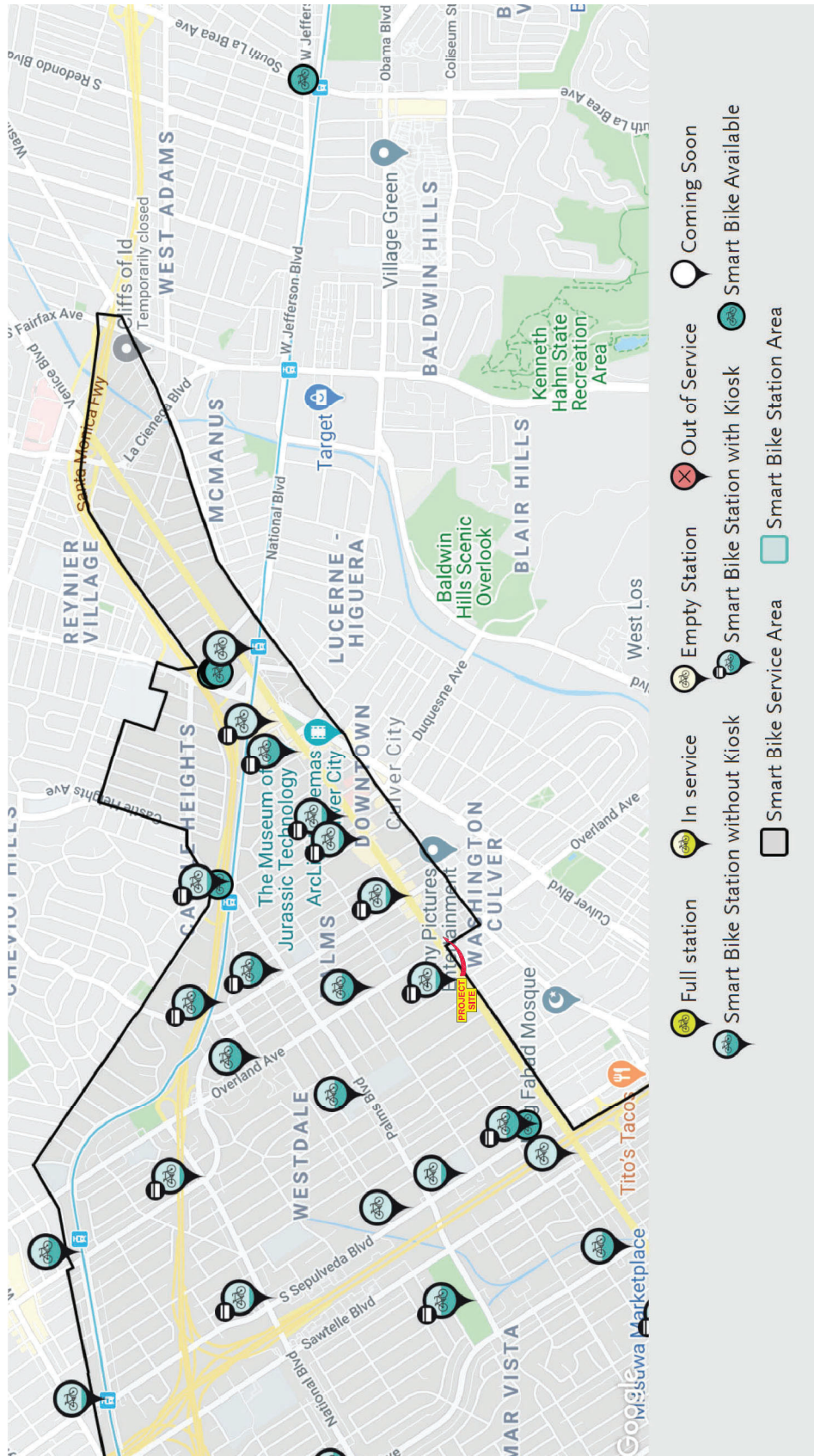
[Add to your site](#)

Explore how far you can travel by car, bus, bike and foot from 10626 Venice Boulevard.





# METRO BIKE STATION MAP



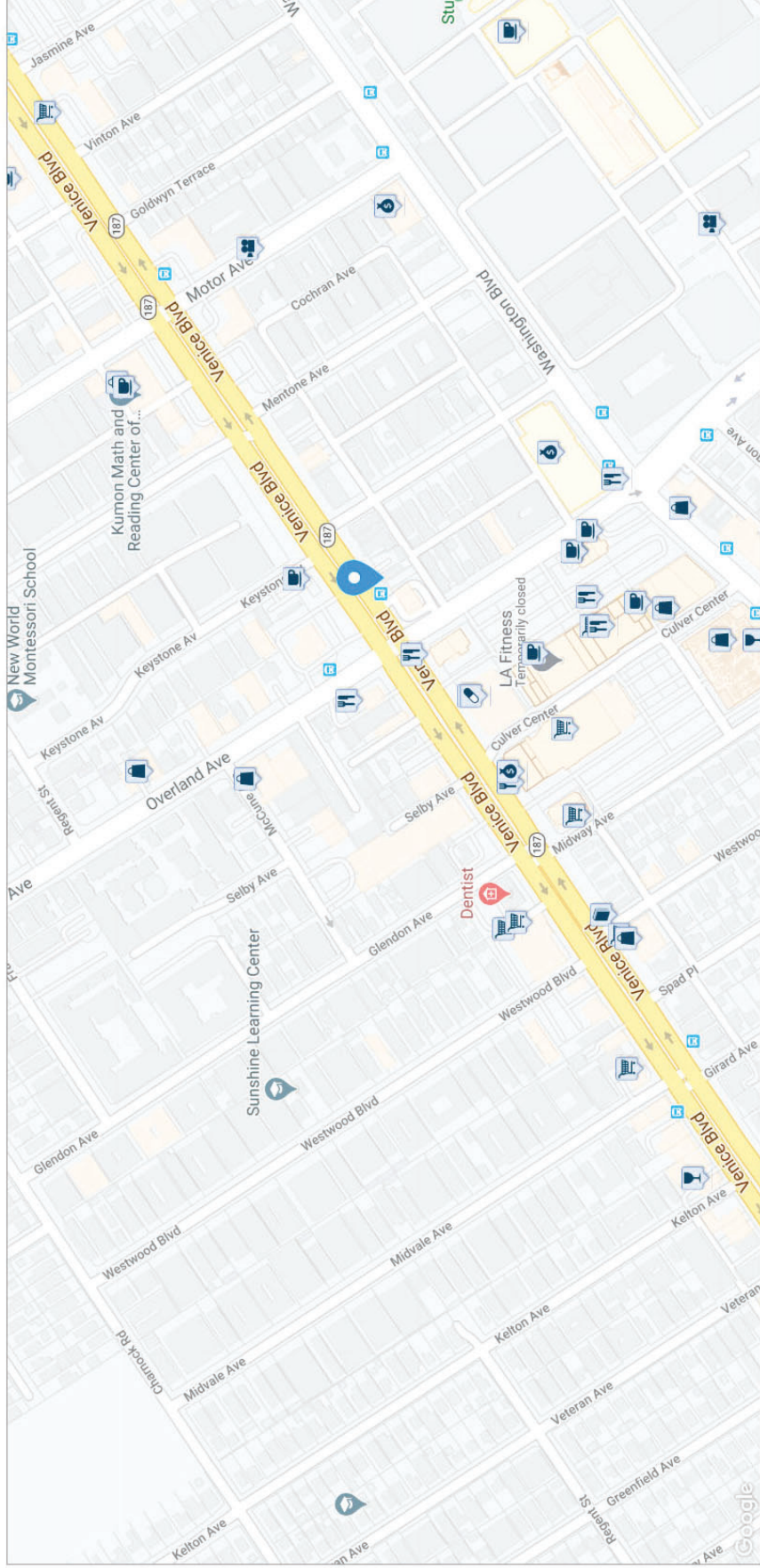
5/2021

## METRO BIKE SHARE STATION MAP

**Overland Traffic Consultants, Inc.**  
 952 Manhattan Beach Bl, #100, Manhattan Beach, CA 90266  
 (310) 545 - 1235, [OTC@overlandtraffic.com](mailto:OTC@overlandtraffic.com)

## What's Nearby

- Restaurants:**
  - Smashburger .01mi
- Coffee:**
  - McDonald's .07mi
- Bars:**
  - Blind Barber West LLC .2mi
- Groceries:**
  - Ralphs .09mi
- Parks:**
  - Veterans Memorial Park .5mi
- Schools:**
  - New World Montessori School .2mi
- Shoppings:**
  - Elwood Clothing .1mi
- Entertainment:**
  - Sony Pictures Studios .2mi
- Errands:**
  - Rite Aid .04mi
- Search Nearby:**







**APPENDIX F**

**VMT CALCULATOR SCREENING REPORT**

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



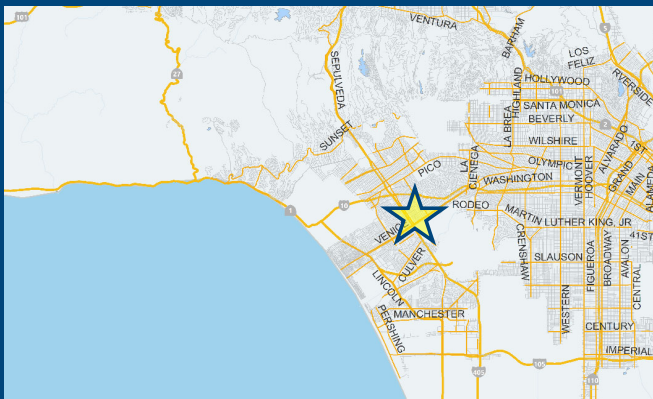
*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

## Project Information

Project:

Scenario:  [www](#)

Address:



## Existing Land Use

Land Use Type	Value	Unit
Retail   Auto Repair	2.86	ksf
Housing   Multi-Family	6	DU
Retail   Auto Repair	2.86	ksf
Office   Medical Office	1.456	ksf
(custom) gas station   Daily	2408	Trips
(custom) gas station   HBW-Attraction Split	5	Percent
(custom) gas station   HBO-Attraction Split	51	Percent
(custom) gas station   NHB-Attraction Split	22	Percent
(custom) gas station   HBW-Production Split	0	Percent
(custom) gas station   HBO-Production Split	0	Percent
(custom) gas station   NHB-Production Split	22	Percent
(custom) gas station   Daily	0	Residents
(custom) gas station   Daily	1	Employees
(custom) gas station   Daily	Retail	Retail/Non-Re

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   Fast-Food Restaurant	5.528	ksf
Retail   Fast-Food Restaurant	5.528	ksf
Housing   Multi-Family	122	DU
Housing   Affordable Housing - Family	14	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
<b>1,853</b> Daily Vehicle Trips	<b>857</b> Daily Vehicle Trips
<b>13,454</b> Daily VMT	<b>5,761</b> 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 -996  
Net Daily Trips

The net increase in daily VMT ≤ 0 -7,693  
Net Daily VMT

The proposed project consists of only retail land uses ≤ 50,000 square feet total. 5.528  
ksf

**The proposed project is not required to perform VMT analysis.**

Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

Yes  No







## REFERRAL FORMS:

# TRANSPORTATION STUDY ASSESSMENT

## DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

**RELATED CODE SECTION:** Los Angeles Municipal Code Section 16.05 and various code sections.

**PURPOSE:** The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

### GENERAL INFORMATION

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with the Department of City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <http://ladot.lacity.org>.
- A transportation study is not needed for the following project applications:
  - Ministerial / by-right projects
  - Discretionary projects limited to a request for change in hours of operation
  - Tenant improvement within an existing shopping center for change of tenants
  - Any project only installing a parking lot or parking structure
  - Time extension
  - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT.

### SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

- Copy of Department of City Planning Application (CP-7771.1).
- Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- Copy of project-specific VMT Calculator<sup>1</sup> analysis results.

**TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW**

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

**Metro**  
213-972-8482  
100 S. Main St, 9<sup>th</sup> Floor  
Los Angeles, CA 90012

**West LA**  
213-485-1062  
7166 W. Manchester Blvd  
Los Angeles, CA 90045

**Valley**  
818-374-4699  
6262 Van Nuys Blvd, 3<sup>rd</sup> Floor  
Van Nuys, CA 91401

**1. PROJECT INFORMATION**

Case Number: ENV-2021-3407-CE and DIR-2021-3405-TOC-SPR-HCA

Address: 10626 Venice Boulevard

Project Description: Construct 122 market rate apts, 14 affordable apts. & approximately 5,528 s.f. restaurant


Seeking Existing Use Credit (will be calculated by LADOT): Yes  No  Not sure

Applicant Name: Matthew Hayden

Applicant E-mail: matthew@haydenplanning.com Applicant Phone: (310) 614-2964

Planning Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**2. PROJECT REFERRAL TABLE**

	Land Use (list all)	Size / Unit	Daily Trips <sup>1</sup>
Proposed <sup>1</sup>	Apartments	122	
	Affordable Apartments	14	
	Restaurant (high-turnover sit-down)	5,528	
	<i>Total trips<sup>1</sup>:</i>		857
<p><b>a.</b> Does the proposed project involve a discretionary action? <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span></p> <p><b>b.</b> Would the proposed project generate 250 or more daily vehicle trips<sup>2</sup>? <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span></p> <p><b>c.</b> 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 heavy rail, light rail, or bus rapid transit station<sup>3</sup>? <span style="float: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span></p> <p>If <b>YES</b> to <b>a.</b> and <b>b.</b> or <b>c.</b>, or to <b>all</b> of the above, the Project <u>must</u> be referred to LADOT for further assessment.</p> <p>Verified by: Planning Staff Name: <u>More Song</u> Phone: <u>(213) 978-1319</u></p> <p style="text-align: center;">Signature: <u></u> Date: <u>July 14, 2021</u></p>			

<sup>1</sup> Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.  
<sup>2</sup> To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).  
<sup>3</sup> Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

**TO BE COMPLETED BY LADOT**

**3. PROJECT INFORMATION**

	Land Use (list all)	Size / Unit	Daily Trips	
Proposed	Apartments	122		
	Affordable Apartments	14		
	Restaurant(s)	5,528		
	<i>Total new trips:</i>			857
Existing	Gas Station	14 service positions		
	Medical Dental Office	1,456 sf		
	Auto Repair (2)	2,860 sf total		
	Apartments 6 units	<i>Total existing trips:</i>		
				1,853
<i>Net Increase / Decrease (+ or -)</i>			-996	

- a. Is the project a single retail use that is less than 50,000 square feet? Yes  No
- b. Would the project generate a net increase of 250 or more daily vehicle trips? Yes  No
- c. Would the project result in a net increase in daily VMT? Yes  No
- d. 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 heavy rail, light rail, or bus rapid transit station? Yes  No
- e. Does the project trigger Site Plan Review (LAMC 16.05)? Yes  No
- f. Project size:
  - i. Does the project contain a lot that is 0.5-acre or more in total gross area? Yes  No
  - ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? Yes  No
  - iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? Yes  No

**VMT Analysis (CEQA Review)**

If **YES** to a. and **NO** to d. a VMT analysis is **NOT** required.  
 If **YES** to both b. and c.; or to d. a VMT analysis **is** required.

**Access, Safety, and Circulation Assessment (Corrective Conditions)**

If **YES** to b., a project access, safety, and circulation evaluation may be required.  
 If **YES** to b. and e. and either f.i., f.ii., or f.iii., an access assessment may be required.

LADOT Comments:

*Please contact LABOE For any potential Right-of-Way dedication and/or improvement requirements for the project. Also, submit dimensioned site/Driveway plans (1"=40')*  
*to the Westchester Development Review office for final Driveway review and recommendation.*

Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TDM Requirements: Yes  No


Fee Calculation Estimate: N/A

VMT Analysis Required (Question b. satisfied): Yes  No

Access, Safety, and Circulation Evaluation Required (Question b. satisfied): Yes  No

Access Assessment Required (Question b., e., and either f.i., f.ii. or f.iii satisfied): Yes  No

Prepared by DOT Staff Name: Pedro B. Ayala Phone: (213) 485-1062

Signature:  Date: 7/15/21: Thursday

LADOT Case No. Other WLA21-111476



# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



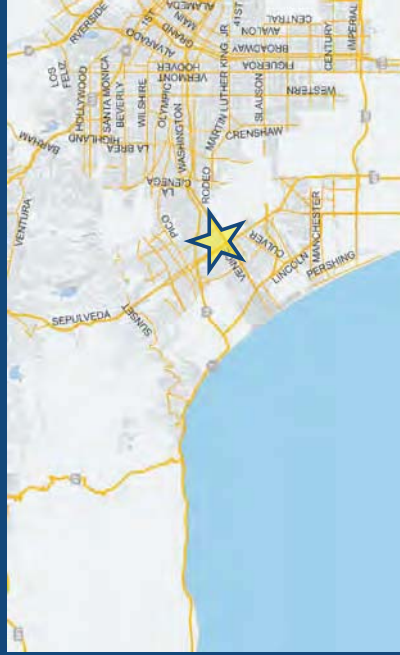
*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

## Project Information

Project:

Scenario:

Address:



Is the project replacing an existing number of residential units with a smaller number of residential units AND is 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	2.86	ksf
Housing   Multi-Family	6	DU
Retail   Auto Repair	1,456	ksf
Office   Medical Office	2408	Trips
(custom) gas station   Daily	5	Percent
(custom) gas station   HBW-Attraction Split	51	Percent
(custom) gas station   HBO-Attraction Split	22	Percent
(custom) gas station   NHB-Attraction Split	0	Percent
(custom) gas station   HBW-Production Split	0	Percent
(custom) gas station   HBO-Production Split	22	Percent
(custom) gas station   NHB-Production Split	0	Percent
(custom) gas station   Daily	1	Residents
(custom) gas station   Daily	1	Employees
(custom) gas station   Daily	1	Retail/Non-Re

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   Fast-Food Restaurant	5.528	ksf
Retail   Fast-Food Restaurant	5.528	ksf
Housing   Multi-Family	122	DU
Housing   Affordable Housing - Family	14	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
1,853 Daily Vehicle Trips	857 Daily Vehicle Trips
13,454 Daily VMT	5,761 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  
Net Daily Trips -996

The net increase in daily VMT ≤ 0  
Net Daily VMT -7,693

The proposed project consists of only retail land uses ≤ 50,000 square feet total.  
5.528 ksf

**The proposed project is not required to perform VMT analysis.**



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## APPENDIX C – NOISE REPORT

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# Memo

To: Don Tolentino, Wiseman Residential  
CC:  
From: Michael Brown, President  
Date: September 30, 2021  
Regarding: Environmental Noise Impact Analysis for the 10626 Venice Boulevard Mixed-Use Building Project

This memorandum has been prepared to provide an analysis of the potential environmental noise impacts associated with the proposed 10626 Venice Boulevard mixed-use building project. The project is being considered for a Class 32 Categorical Exemption (CE). As part of the Class 32 CE process, the City of Los Angeles requires applicants to submit information demonstrating that construction-related and operational noise levels would not exceed established thresholds of significance and cause a potentially significant impact. This memorandum analyzes the potential for the proposed project to generate substantial increases in construction-related and operational noise levels pursuant to the California Environmental Quality Act (CEQA) and the standards established by the City of Los Angeles.

## **Project Description**

The proposed project site is located at 10626 Venice Boulevard W. Olympic Boulevard, but is also listed as 10602, 10606, 10610, 10622, 10628, and 10646 Venice Boulevard, within the Palms - Mar Vista - Del Rey Community Plan area of the City of Los Angeles. The site is generally bounded by Venice Boulevard to the north, Overland Avenue to the west, Keystone Avenue to the east, and an alley and multi-residences to the south. Commercial uses and government housing units are located along Venice Boulevard. The site is currently developed with an auto repair shop, a two-story combination store and residential building with two apartment units, a four-unit apartment building, a dental office, and a gas station.

The City of Los Angeles is considering your application to remove the existing buildings and surface parking at the site, and construct a new seven-story mixed-use building providing 136 apartment units above 3,318 square feet of ground-level commercial space, two levels of above-ground parking,



and one subterranean level of parking. Construction of the proposed project is anticipated to take place over a period of approximately 24 months. Development of the project would require the excavation and export of approximately 11,500 cubic yards of soil from the site to accommodate the subterranean parking structure.

### **Fundamentals of Sound and Environmental Noise**

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Noise is typically defined as unwanted sound. A typical noise environment consists of a base of steady ambient noise that is the sum of many distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources, such as an occasional aircraft or train passing by to virtually continuous noise sources like traffic on a major highway.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise upon people is largely dependent upon the total acoustical energy content of the noise, as well as the time of day when the noise occurs. Those that are applicable to this analysis are as follows:

- $L_{eq}$  – The equivalent energy noise level is the average acoustic energy content of noise for a stated period of time. Thus, the  $L_{eq}$  of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
- $L_{min}$  – The minimum instantaneous noise level experienced during a given period of time.
- $L_{max}$  – The maximum instantaneous noise level experienced during a given period of time.
- CNEL – The Community Noise Equivalent Level is a 24-hour average  $L_{eq}$  with a 10 dBA “penalty” added to noise during the hours of 10:00 P.M. to 7:00 A.M., and an additional 5 dBA penalty during the hours of 7:00 P.M. to 10:00 P.M. to account for noise sensitivity in the evening and nighttime.





The logarithmic effect of these additions is that a 60 dBA 24-hour  $L_{eq}$  would result in a measurement of 66.7 dBA CNEL.

When evaluating changes in hourly or 24-hour community noise levels, a difference of 3 dBA is a barely perceptible increase to most people. A 5 dBA increase is readily noticeable, while a difference of 10 dBA would be perceived as a doubling of loudness. Because decibels are logarithmic units, sound levels cannot be added or subtracted by ordinary arithmetic means. For example, if one source generates 50 dBA, two units would not generate 100 dBA; they would generate 53 dBA. A doubling of sound energy is needed to increase sound levels by 3 dBA. An increase of 5 dBA requires more than a tripling of sound energy.

Noise levels from a particular source decline as distance to the receptor increases. Other factors, such as the weather and reflecting or shielding, also help intensify or reduce the noise level at any given location. A commonly used rule of thumb for roadway noise is that for every doubling of distance from the source, the noise level is reduced by about 3 dBA at acoustically “hard” locations (i.e., the area between the noise source and the receptor is nearly complete asphalt, concrete, hard-packed soil, or other solid materials) and 4.5 dBA at acoustically “soft” locations (i.e., the area between the source and receptor is earth or has vegetation, including grass). Noise from stationary or point sources is reduced by about 6 to 7.5 dBA for every doubling of distance at acoustically hard and soft locations, respectively. Noise levels may also be reduced by intervening structures; generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA. The manner in which older homes in California were constructed generally provides a reduction of exterior-to-interior noise levels of about 20 to 25 dBA with closed windows. The exterior-to-interior reduction of newer homes and office buildings is generally more than 30 dBA.

### **Fundamentals of Environmental Ground-borne Vibration**

Environmental vibration is sound radiated through the ground. Vibration can result from a source (e.g., train operations, motor vehicles, machinery equipment, etc.) causing the adjacent ground to move, thereby, creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as ground-borne vibration. Ground-borne vibration is measured as peak particle velocity (PPV) in inches per second. The general human response to different levels of ground-borne vibration velocity levels is described below in Table 1. Ground-borne vibration levels that could induce potential damage to buildings are identified in Table 2.

Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of



perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the ground-borne vibration from traffic is rarely perceptible.

**TABLE 1 - HUMAN RESPONSE TO LEVELS OF GROUND-BORNE VIBRATION**

Human Response	Maximum PPV in Inches per Second	
	Transient Sources	Continuous/Frequent Intermittent Sources
Barely Perceptible	0.04	0.01
Distinctly Perceptible	0.25	0.04
Strongly Perceptible	0.9	0.1
Severe	2	0.4

Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

Source of table data: California Department of Transportation, 2004.

**TABLE 2 - GROUND-BORNE VIBRATION DAMAGE POTENTIAL CRITERIA**

Structure and Condition	Maximum PPV in Inches per Second	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely Fragile Historic Buildings, Ruins, Ancient Monuments	0.12	0.08
Fragile Buildings	0.2	0.1
Historic and Some Old Buildings	0.5	0.25
Older Residential Structures	0.5	0.3
New Residential Structures	1	0.5
Modern Industrial/Commercial Buildings	2	0.5

Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

Source of table data: California Department of Transportation, 2004.



**Existing Ambient Noise Levels**

Existing daytime noise levels were measured at the existing residences located to the south of the project site on September 29, 2021. The existing noise levels were measured using a Larson•Davis Model 820 sound level meter, which meets and exceeds the minimum industry performance requirements for “Type 1” standard instruments as defined in the American National Standards Institute (ANSI) S1.4. The sound level meter was programmed to measure using the “A” weighting scale and the “fast” detector response as recommended by the California Department of Transportation (Caltrans). The sound level meter was calibrated immediately prior to the measurement to a sound level of 114 dB with a Larson•Davis Precision Acoustic Calibrator Model CAL200. The measurement occurred over a period of 15 minutes. The measurement location is described as follows:

- Location 1 - northern edge of residential property at 3821 Keystone Avenue. Noise levels were measured across the alley from the existing building at 10622 Venice Boulevard. The primary sources of noise at this location was traffic on Overland Avenue and Venice Boulevard. A total of six vehicles traveled within the alley during the 15-minute measurement period.

The measured daytime noise levels are identified in Table 3.

**TABLE 3 - EXISTING DAYTIME NOISE LEVELS**

Noise Measurement Location	Primary Noise Sources	Noise Level Statistics		
		L <sub>eq</sub>	L <sub>min</sub>	L <sub>max</sub>
1. Northern edge of residential property at 3821 Keystone Avenue	Traffic on Overland Avenue and Venice Boulevard	56.8	49.2	72.3

Noise level measurement results are attached to this memorandum.

**Existing Ground-borne Levels**

Aside from seismic events, the greatest regular source of ground-borne vibration in the vicinity of the project site is currently roadway truck traffic. Heavy trucks currently transport materials along the roadways in the vicinity of the project site. These types of trucks typically generate ground-borne vibration velocity levels of around 63 vibration decibels (VdB), and these levels could reach 72 VdB where trucks pass over bumps in the road,<sup>1</sup> although no such roadway dips were observed in the

<sup>1</sup> Federal Transit Administration, 2006.



immediate vicinity of the project site. Vibration levels are also generated by trash trucks operating within the alleys around the site.

### **Construction-Related Noise Impacts**

Construction of the proposed project is anticipated to take place over a period of approximately 24 months. Construction activities associated with the proposed project would require the use of heavy equipment for demolition, site grading and excavation, and building construction. Noise from smaller power tools, generators, and other sources of noise would also be associated with construction of the proposed project. During each stage of development, there would be a different mix of equipment operating and noise levels would vary based on the type and amount of equipment in operation and the location of the activity.

Section 41.40 of the Los Angeles Municipal Code (LAMC) regulates noise from demolition and construction activities. Specifically, Section 41.40 prohibits construction activity (including demolition) and repair work, where the use of any power tool, device, or equipment would disturb persons occupying sleeping quarters in any dwelling hotel, apartment, or other place of residence, between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, and between 6:00 p.m. and 8:00 a.m. on Saturday. All such activities are also prohibited on Sundays and all federal holidays.

Section 112.05 of the LAMC also specifies the maximum noise level of construction machinery that can be generated in any residential zone of the city or within 500 feet thereof. Specifically, any construction machinery including crawler-tractors, dozers, rotary drills and augers, loaders, power shovels, cranes, derricks, motor graders, paving machines, off-highway trucks, ditchers, trenchers, compactors, scrapers, wagons, pavement breakers, compressors and pneumatic or other powered equipment may not generate a maximum noise level exceeding 75 dBA at a distance of 50 feet from the equipment. However, the above noise limitation does not apply where compliance is technically infeasible (Section 112.05, LAMC). LAMC Section 112.05 defines technical infeasibility to mean that "said noise limitations cannot be complied with despite the use of mufflers, shields, sound barriers and/or other noise reduction device or techniques during the operation of the equipment."

The Federal Highway Administration has compiled data regarding the noise generating characteristics of specific types of construction equipment and typical construction activities. These data are presented in Table 4 for the types of equipment that are expected to be used at the project site based on industry standard practices and observations of other similar construction sites by Cadence staff.





**TABLE 4 - TYPICAL CONSTRUCTION EQUIPMENT NOISE LEVELS**

Equipment	L <sub>max</sub> Noise Limit at 50 Feet
Earthmoving	
Backhoe	80
Bulldozer	85
Dump Truck	84
Excavator	85
Front End Loader	80
Tractor	84
Materials Handling	
Concrete Mixer Truck	85
Concrete Pump Truck	82
Crane	85
Impact Equipment	
Compactor	80
Jackhammer	85
Pneumatic Tools	85
Other Equipment	
Compressors	80
Concrete Saws	90
Gradall Forklift	85
Pickup Truck	55
Vacuum Street Sweeper	80
Welder/Torch	73

Machinery equipped with noise control devices or other noise-reducing design features does not generate the same level of noise emissions as that shown in this table.

Source of table data: Federal Highway Administration, 2006.

The Federal Highway Administration has also compiled data regarding the noise generating characteristics of typical construction activities. These data, which represent composite construction noise, are presented in Table 5. As with noise generated by individual construction equipment, these noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance.



**TABLE 5 - TYPICAL OUTDOOR CONSTRUCTION NOISE LEVELS**

Construction Phase	L <sub>eq</sub> Noise Levels at 50 Feet with Mufflers
Excavation/Grading	86
Foundations	77
Structural	83
Finishing	86

Source of table data: City of Los Angeles, 2006.

As shown in Table 5, daytime composite construction noise levels associated with the proposed project could range from 77 to 86 dBA L<sub>eq</sub> at a distance of 50 from the construction activities. As noted above, compliance with the noise regulations under Section 41.40 of the LAMC, would reduce construction noise impacts to the maximum extent feasible. In the case of the proposed project, this would include the use of mufflers that meet manufacture’s specifications on all applicable construction equipment and the shielding of stationary construction equipment. These regulations would not permit construction activities to occur during recognized sleep hours for nearby residences. Similar to other construction activities throughout Los Angeles, these regulations would ensure that construction-related noise impacts would be less than significant.

### **Construction-Related Ground-borne Vibration Impacts**

Demolition and construction activities that would occur at the project site have the potential to generate low levels of ground-borne vibration. The multi-family residential buildings to the south of the project site were constructed in 1958. Based on the criteria identified previously in Table 2, a significant structural ground-borne vibration impact could occur if the nearby residential buildings are exposed to vibration levels of 0.3 inches per second PPV. The potential for nearby residents to be annoyed by ground-borne vibration would be significant if vibration levels reach 0.10 inches per second PPV.

Table 6 identifies various vibration velocity levels for the types of construction equipment that would operate at the project site during construction. Based on the information presented in this table, vibration levels could reach as high as approximately 0.089 inches per second PPV within 25 feet of the an operating large bulldozer. This is representative of the vibration levels that could be experienced at the nearby structures when heavy equipment operates in close proximity. The maximum vibration level of 0.089 inches per second PPV would be below the thresholds of significance for both potential building damage and human annoyance. Even if three large bull



bulldozers were to operate within 25 of the same receptor (a virtually impossible situation unless the receptor is surrounded on multiple sides by the dozers), the combined vibration level would not exceed the thresholds of significance for building damage and human annoyance. Therefore, the potential impacts associated with construction vibration would be less than significant.

**TABLE 6 - VIBRATION LEVELS FOR TYPICAL CONSTRUCTION EQUIPMENT**

Equipment	Reference PPV at 25 Feet
Large Bulldozer	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozer	0.003

Source of table data: Jones & Stokes, 2004.

**Operational Noise Impacts**

A significant impact may occur if a project would introduce substantial new sources of noise or would substantially add to existing sources of noise within the vicinity of the project site during the operation of the project.

The Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) do not define the levels at which permanent increases in ambient noise are considered “substantial.” As discussed previously, a noise level increase of 3 dBA is barely perceptible to most people, a 5 dBA increase is readily noticeable, and a difference of 10 dBA would be perceived as a doubling of loudness. Based on this information, the following thresholds would apply to permanent increases in noise at sensitive receptors due to the operational characteristics of the project:

- Less than 3 dBA: not discernible: not significant.
- Between 3 dBA and 5 dBA: not significant if noise levels at sensitive receptors remain below 65 dBA CNEL; significant if the noise increase would meet or exceed 65 dBA CNEL.
- 5 dBA or greater: significant.

As discussed previously, an increase of 3 dBA requires a doubling of sound energy and an increase of 5 dBA requires more than a tripling of sound energy.

According to the Transportation Study Assessment Referral Form prepared for the proposed project by the City of Los Angeles Department of Transportation and attached to this memo, the existing uses at the site generate approximately 1,853 average daily trips (ADT) while the proposed apartment and



commercial uses would generate approximately 857 ADT. This means that the proposed project would result in a net reduction of approximately 996 ADT. As a result, the proposed project would not generate an increase in roadway traffic noise levels and could result in slightly lower roadway traffic noise levels.

With regard to noise levels generated at the project site, the proposed project would result in the replacement of several existing residential and commercial buildings with a new mixed-use commercial and multi-family building. Noise levels associated with the new building would be largely restricted to indoor areas (unless a window is open) and the parking garage. As such, the operational noise levels at the project site would be similar to the existing noise levels at the site and the surrounding buildings. The proposed seven-story building would also be expected to reduce ambient noise levels at the residences to the south of the site since it would act as a larger barrier between the existing residences and Venice Boulevard.

The City of Los Angeles has adopted a Noise Ordinance (Section 111 et seq. of the LAMC), which identifies noise standards for various sources, specific noise restrictions, exemptions, and variances for sources of noise within the city. The Noise Ordinance applies to all noise sources with the exception of any vehicle that is operated upon any public highway, street or right-of-way, or to the operation of any off-highway vehicle, to the extent that it is regulated in the State Vehicle Code, and all other sources of noise that are specifically exempted. The sources regulated by the City Noise Ordinance that would be applicable to the proposed project are as follows:

- Section 112.01 Radios, television sets, and similar devices.
- Section 112.02 Air conditioning, refrigeration, heating, pumping, and filtering equipment.
- Section 112.04 Powered equipment intended for repetitive use in residential areas and other machinery, equipment, and devices.
- Section 112.05 Maximum noise level of powered equipment or powered hand tools.
- Section 113.01 Rubbish and trash collection.
- Section 114.02 Motor driven vehicles.
- Section 114.06 Vehicle theft alarm systems.
- Section 114.07 Audible status indicator (for vehicle theft alarms systems).
- Section 115.02 Prohibitions and regulations (for amplified sound).
- Section 114.01 Loud, unnecessary and unusual noise.





These regulations ensure that sources of noise at residential and commercial uses do not cause excessive noise levels at other nearby residences. In any case, the increase in activity at the project site would not cause a tripling of sound energy necessary to cause an increase of at least 5 dBA at the nearby residential properties. Therefore, the operational noise impacts of the proposed project would be less than significant.

### **Operational Ground-borne Vibration Impacts**

The proposed project does not include uses that are expected to generate measurable levels of ground-borne vibration during operation of the proposed project. Therefore, the greatest regular source of project-related ground-borne vibration would be from local trucks making deliveries to the project site and larger garbage trucks picking-up project-related refuse material. The vibration levels associated with these trucks would be less than the levels associated with large construction equipment. Therefore, the operational impacts associated with ground-borne vibration would be less than significant at nearby sensitive uses.

### **References**

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Department of City Planning Los Angeles, California. Accessed September 30, 2021. *Parcel Profile Report for 3821 S Keystone Ave.* [zimas.lacity.org](https://zimas.lacity.org).

Jones & Stokes. June 2004. *Transportation- and Construction-Induced Vibration Guidance Manual*. Sacramento, California: California Department of Transportation, Noise Vibration, and Hazardous Waste Management Office.

U.S. Department of Transportation, Federal Highway Administration. 2006. *FHWA Roadway Construction Noise Manual User's Guide*. Report No. FHWA-HEP-05-054. Cambridge, Massachusetts: John Volpe National Transportation Systems Center, Acoustics Facility.

C:\LARDAV\SLMUTIL\29SEP\_21.bin Interval Data

Site Location	Meas Number	Date	Time	Duration	Leq
Lmin Lmax					

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-					
1 Alley @ 3821 Keystone Ave	1	29Sep 21	14:14:43	900.0	56.8
49.2 72.3					



## REFERRAL FORMS:

# TRANSPORTATION STUDY ASSESSMENT

## DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

**RELATED CODE SECTION:** Los Angeles Municipal Code Section 16.05 and various code sections.

**PURPOSE:** The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

### **GENERAL INFORMATION**

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with the Department of City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <http://ladot.lacity.org>.
- A transportation study is not needed for the following project applications:
  - Ministerial / by-right projects
  - Discretionary projects limited to a request for change in hours of operation
  - Tenant improvement within an existing shopping center for change of tenants
  - Any project only installing a parking lot or parking structure
  - Time extension
  - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT.

### **SPECIAL REQUIREMENTS**

When submitting this referral form to LADOT, include the completed documents listed below.

- Copy of Department of City Planning Application (CP-7771.1).
- Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- Copy of project-specific VMT Calculator<sup>1</sup> analysis results.



**TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW**

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

**Metro**  
213-972-8482  
100 S. Main St, 9<sup>th</sup> Floor  
Los Angeles, CA 90012

**West LA**  
213-485-1062  
7166 W. Manchester Blvd  
Los Angeles, CA 90045

**Valley**  
818-374-4699  
6262 Van Nuys Blvd, 3<sup>rd</sup> Floor  
Van Nuys, CA 91401

**1. PROJECT INFORMATION**

Case Number: ENV-2021-3407-CE and DIR-2021-3405-TOC-SPR-HCA

Address: 10626 Venice Boulevard

Project Description: Construct 122 market rate apts, 14 affordable apts. & approximately 5,528 s.f. restaurant


Seeking Existing Use Credit (will be calculated by LADOT): Yes  No  Not sure

Applicant Name: Matthew Hayden

Applicant E-mail: matthew@haydenplanning.com Applicant Phone: (310) 614-2964

Planning Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**2. PROJECT REFERRAL TABLE**

	Land Use (list all)	Size / Unit	Daily Trips <sup>1</sup>
Proposed <sup>1</sup>	Apartments	122	857
	Affordable Apartments	14	
	Restaurant (high-turnover sit-down)	5,528	
	<i>Total trips<sup>1</sup>:</i>		
<p><b>a.</b> Does the proposed project involve a discretionary action? <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span></p> <p><b>b.</b> Would the proposed project generate 250 or more daily vehicle trips<sup>2</sup>? <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span></p> <p><b>c.</b> 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 heavy rail, light rail, or bus rapid transit station<sup>3</sup>? <span style="float: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span></p> <p>If <b>YES</b> to <b>a.</b> and <b>b.</b> or <b>c.</b>, or to <b>all</b> of the above, the Project <u>must</u> be referred to LADOT for further assessment.</p> <p>Verified by: Planning Staff Name: <u>More Song</u> Phone: <u>(213) 978-1319</u></p> <p style="text-align: center;">Signature: <u></u> Date: <u>July 14, 2021</u></p>			

<sup>1</sup> Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

<sup>2</sup> To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

<sup>3</sup> Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

**TO BE COMPLETED BY LADOT**

**3. PROJECT INFORMATION**

	Land Use (list all)	Size / Unit	Daily Trips	
Proposed	Apartments	122		
	Affordable Apartments	14		
	Restaurant(s)	5,528		
	<i>Total new trips:</i>			857
Existing	Gas Station	14 service positions		
	Medical Dental Office	1,456 sf		
	Auto Repair (2)	2,860 sf total		
	<i>Total existing trips:</i>			1,853
	<i>Net Increase / Decrease (+ or -)</i>			-996

- a. Is the project a single retail use that is less than 50,000 square feet? Yes  No
- b. Would the project generate a net increase of 250 or more daily vehicle trips? Yes  No
- c. Would the project result in a net increase in daily VMT? Yes  No
- d. 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 heavy rail, light rail, or bus rapid transit station? Yes  No
- e. Does the project trigger Site Plan Review (LAMC 16.05)? Yes  No
- f. Project size:
  - i. Does the project contain a lot that is 0.5-acre or more in total gross area? Yes  No
  - ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? Yes  No
  - iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? Yes  No

**VMT Analysis (CEQA Review)**

If **YES** to a. and **NO** to d. a VMT analysis is **NOT** required.  
 If **YES** to both b. and c.; or to d. a VMT analysis **is** required.

**Access, Safety, and Circulation Assessment (Corrective Conditions)**

If **YES** to b., a project access, safety, and circulation evaluation may be required.  
 If **YES** to b. and e. and either f.i., f.ii., or f.iii., an access assessment may be required.

LADOT Comments:

*Please contact LABOE For any potential Right-of-Way dedication and/or improvement requirements for the project. Also, submit dimensioned site/Driveway plans (1"=40')*  
*to the Westchester Development Review office for final Driveway review and recommendation.*

Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TDM Requirements: Yes  No


Fee Calculation Estimate: N/A

VMT Analysis Required (Question b. satisfied): Yes  No

Access, Safety, and Circulation Evaluation Required (Question b. satisfied): Yes  No

Access Assessment Required (Question b., e., and either f.i., f.ii. or f.iii satisfied): Yes  No

Prepared by DOT Staff Name: Pedro B. Ayala Phone: (213) 485-1062

Signature:  Date: 7/15/21: Thursday

LADOT Case No. Other WLA21-111476

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

## Project Information

Project:

Scenario:  [www](#)

Address:



## Existing Land Use

Land Use Type	Value	Unit
Retail   Auto Repair	2.86	ksf
Housing   Multi-Family	6	DU
Retail   Auto Repair	2.86	ksf
Office   Medical Office	1.456	ksf
(custom) gas station   Daily	2408	Trips
(custom) gas station   HBW-Attraction Split	5	Percent
(custom) gas station   HBO-Attraction Split	51	Percent
(custom) gas station   NHB-Attraction Split	22	Percent
(custom) gas station   HBW-Production Split	0	Percent
(custom) gas station   HBO-Production Split	0	Percent
(custom) gas station   NHB-Production Split	22	Percent
(custom) gas station   Daily	0	Residents
(custom) gas station   Daily	1	Employees
(custom) gas station   Daily	Retail	Retail/Non-Re

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   Fast-Food Restaurant	5.528	ksf
Retail   Fast-Food Restaurant	5.528	ksf
Housing   Multi-Family	122	DU
Housing   Affordable Housing - Family	14	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
<b>1,853</b> Daily Vehicle Trips	<b>857</b> Daily Vehicle Trips
<b>13,454</b> Daily VMT	<b>5,761</b> 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 -996  
Net Daily Trips

The net increase in daily VMT ≤ 0 -7,693  
Net Daily VMT

The proposed project consists of only retail land uses ≤ 50,000 square feet total. 5.528  
ksf

**The proposed project is not required to perform VMT analysis.**

Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

Yes  No





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## APPENDIX D – AIR QUALITY REPORT

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# Memo

To: Don Tolentino, Wiseman Residential  
CC:  
From: Michael Brown, President  
Date: October 1, 2021  
Regarding: Air Quality Impact Analysis for the 10626 Venice Boulevard Mixed-Use Building Project

This memorandum has been prepared to provide an analysis of the potential air quality impacts associated with the proposed 10626 Venice Boulevard mixed-use building project. The project is being considered for a Class 32 Categorical Exemption (CE). As part of the Class 32 CE process, the City of Los Angeles requires applicants to submit information demonstrating that the project would not generate construction-related and operational air pollutant emissions that exceed established thresholds of significance and cause a potentially significant impact. This memorandum analyzes the potential for the proposed project to generate construction-related and operational air pollutant emissions that exceed the thresholds of significance recommended by the South Coast Air Quality Management District (SCAQMD) and utilized by the City of Los Angeles for CEQA purposes.

## **Project Description**

The proposed project site is located at 10626 Venice Boulevard W. Olympic Boulevard, but is also listed as 10602, 10606, 10610, 10622, 10628, and 10646 Venice Boulevard, within the Palms - Mar Vista - Del Rey Community Plan area of the City of Los Angeles. The site is generally bounded by Venice Boulevard to the north, Overland Avenue to the west, Keystone Avenue to the east, and an alley and multi-residences to the south. Commercial uses and government housing units are located along Venice Boulevard. The site is currently developed with an auto repair shop, a two-story combination store and residential building with two apartment units, a four-unit apartment building, a dental office, and a gas station.

The City of Los Angeles is considering your application to remove the existing buildings and surface parking at the site, and construct a new seven-story mixed-use building providing 136 apartment units above 3,318 square feet of ground-level commercial space, two levels of above-ground parking,



and one subterranean level of parking. Construction of the proposed project is anticipated to take place over a period of approximately 24 months. Development of the project would require the excavation and export of approximately 11,500 cubic yards of soil from the site to accommodate the subterranean parking structure.

### **Background Information**

The City of Los Angeles is located within the South Coast Air Basin (Basin), named so because its geographical formation is that of a basin, with the surrounding mountains trapping the air and its pollutants in the valleys below. This Basin includes all of Orange County and the non-desert portions of Los Angeles, San Bernardino, and Riverside Counties.

The SCAQMD is the agency principally responsible for comprehensive air pollution control within the Basin. To that end, the SCAQMD, a regional agency, works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments and cooperates actively with all State and federal government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements, inspects emissions sources, and enforces such measures through educational programs or fines, when necessary.

Although the SCAQMD is responsible for regional air quality planning efforts, it does not have the authority to directly regulate the air quality issues associated with plans and new development projects within its jurisdiction. Instead, the SCAQMD has used its expertise and prepared the CEQA Air Quality Handbook and newer thresholds of significance to indirectly address these issues in accordance with the projections and programs of the AQMPs. The purpose of the CEQA Air Quality Handbook and newer thresholds of significance is to assist lead agencies, as well as consultants, project proponents, and other interested parties, in evaluating potential air quality impacts of projects and plans proposed in the Basin. Specifically, the CEQA Air Quality Handbook and newer thresholds of significance explain the procedures that the SCAQMD recommends be followed during environmental review processes required by CEQA. The CEQA Air Quality Handbook and newer thresholds of significance provide direction on how to evaluate potential air quality impacts, how to determine whether these impacts are significant, and how to mitigate these impacts. The SCAQMD intends that by providing this guidance, the air quality impacts of plans and development proposals will be analyzed accurately and consistently throughout the region, and adverse impacts will be minimized.

In accordance with CEQA and the CEQA review process, the City of Los Angeles assesses the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits, and monitors and enforces implementation of such mitigation. The City does not, however, have the expertise to develop plans, programs, procedures,



and methodologies to ensure that air quality within the county and region will meet federal and state standards. Instead, the City relies upon the expertise of the SCAQMD and utilizes the CEQA Air Quality Handbook and newer thresholds of significance as the guidance documents for the environmental review of plans and development proposals within its jurisdiction.

### **Mass Daily Regional Construction-Related Emissions**

The SCAQMD currently recommends that projects with construction-related mass daily regional emissions that exceed any of the following emissions thresholds should be considered significant:

- 75 pounds per day of volatile organic compounds (VOC)
- 100 pounds per day of nitrogen oxides (NO<sub>x</sub>)
- 550 pounds per day of carbon monoxide (CO)
- 150 pounds per day of sulfur oxides (SO<sub>x</sub>)
- 150 pounds per day of respirable particulate matter (PM<sub>10</sub>)
- 55 pounds per day of fine particulate matter (PM<sub>2.5</sub>)

Construction of the proposed project is anticipated to take place over a period of approximately 21 months.

The analysis of mass daily regional construction emissions has been prepared utilizing the California Emissions Estimator Model (CalEEMod v. 2020.4.0), as recommended by the SCAQMD, with the assumption that the project would comply with the fugitive dust control requirements of SCAQMD Rule 403. The specific types and number of construction equipment that would be used at the site are not known at this time, so the default equipment listed in CalEEMod were used with minor revisions to reflect the proposed uses.

The mass daily construction-related emissions are shown in Table 1. These emissions assume a worst-case scenario in which the full set construction equipment would be used each day throughout the entire construction phase. In reality, each piece of equipment would only be used for a portion of each day and there would be days when very little equipment is used.

As shown in Table 1, the mass daily regional construction-related emissions generated during the project construction phases would not exceed the thresholds of significance recommended by the SCAQMD. Therefore, this impact of the project would be less than significant.





**Table 1 - Estimated Mass Daily Regional Construction Emissions**

Construction Phase	Emissions in Pounds Per Day					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Demolition	0.7	6.6	7.9	<0.1	0.7	0.4
Grading/Excavation	1.1	15.1	7.4	<0.1	2.9	1.6
Parking Garage Construction	0.6	3.9	5.0	<0.1	0.3	0.2
Building Construction - 2022	1.2	8.7	12.7	<0.1	2.0	0.8
Building Construction - 2023	1.1	7.7	12.2	<0.1	1.9	0.7
Finishes (Architectural Coatings)	15.1	2.7	4.6	<0.1	0.4	0.2
Maximum Daily Emissions	15.1	15.1	12.7	<0.1	2.9	1.6
SCAQMD Thresholds of Significance	75.0	100.0	550.0	150.0	150.0	55.0
Significant Impact?	No	No	No	No	No	No

Construction emission calculations based on the construction phasing discussed previously in this report.

The emissions shown in this table are the combined mitigated on-site and off-site construction emissions totals shown in the CalEEMod results sheets for each phase, which assume dust control as required by SCAQMD Rule 403.

The CalEEMod calculations assume the standard statewide engine tiers for the construction equipment operating at the site. The calculations do not assume the use of or requirement for newer engines that meet more stringent USEPA standards. This provides a more conservative analysis of potential construction-related air pollutant emissions.

CalEEMod result sheets are attached to this memorandum.

**Localized Construction-Related Emissions**

A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Land uses that are considered more sensitive to changes in air quality than others are referred to as sensitive receptors. Land uses such as primary and secondary schools, hospitals, and convalescent homes are considered to be sensitive to poor air quality because the very young, the old, and the infirm are more susceptible to respiratory infections and other air quality-related health problems than the general public. Residential uses are considered sensitive because people in residential areas are often at home for extended periods of time, so they could be exposed to pollutants for extended periods. Recreational areas are considered moderately sensitive to poor air quality because vigorous exercise associated with recreation places a high demand on the human respiratory function.

The nearest sensitive receptors to the proposed project site are the residential uses located to the south of the project site. La Ballona Elementary School is located along Washington Boulevard approximately 1,800 feet to the southwest of the project site.



The localized emissions of concern are NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. The SCAQMD has developed localized significance threshold (LST) look-up tables for project sites that are one, two, and five acres in size to simplify the evaluation of localized emissions at small sites. LSTs are provided for each Source Receptor Area (SRA) of the Basin and various distances from the source of emissions, and these LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standards in the affected area. The LSTs for NO<sub>x</sub> are based on the 1-hour nitrogen dioxide (NO<sub>2</sub>) ambient air quality standard and are applicable to locations where a person would be expected would be present for at least one hour during the day when the emissions are generated. The LSTs for CO are based on the 1-hour and eight-hour ambient air quality standards and are also applicable to locations where a person would be expected would be present for at least one hour during the day when the emissions are generated. The LSTs for PM<sub>10</sub> and PM<sub>2.5</sub> are based on 24-hour ambient air quality standards and, as such are only applicable to locations where a person could be present for 24 hours. Based on this information, the LSTs for NO<sub>x</sub> and CO are applicable to any receptor location in the vicinity of the project site where a person could be present for at least one hour during the day when the emissions are generated. This includes the elementary school and residential and commercial uses in the vicinity of the project site. The LSTs for PM<sub>10</sub> and PM<sub>2.5</sub> are only applicable to residential uses since students, employees, and customers of the nearby schools and commercial uses would not be present for 24 hours per day.

The proposed project site is located within SRA 2 (Northwest Coastal Los Angeles County) and the nearest residences are located approximately 20 feet to the south of the site. The closest receptor distance in the SCAQMD's mass rate look-up tables is 25 meters. Projects that are located closer than 25 meters to the nearest receptor are directed to use the LSTs for receptors located within 25 meters. Similarly, the smallest site acreage in the look-up tables is one acre, so this was used for the 0.73-acre (31,718-square-foot) project site.

Table 2 identifies the maximum daily emissions that are estimated to occur at the site during the project construction phases along with the applicable LSTs for SRA 2. As shown, emissions during the construction phases would not exceed the SCAQMD's LST for the specified pollutants. Therefore, impacts related to localized pollutant concentrations during construction would be less than significant.



**Table 2 - Estimated Daily Localized Construction Emissions**

Construction Phase	Emissions in Pounds Per Day			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Demolition	6.4	7.5	0.6	0.4
Grading/Excavation	9.5	5.8	2.2	1.4
Parking Structure Construction	3.9	4.4	0.2	0.2
Building Construction	7.0	7.2	0.4	0.3
Finishes (Architectural Coatings)	2.6	3.6	0.1	0.1
Maximum Daily Emissions	9.5	7.5	2.2	1.4
SCAQMD Localized Thresholds	103.0	562.0	4.0	3.0
Significant Impact?	No	No	No	No

Localized thresholds for construction-related emissions for a one-acre site at a receptor distance of 25 meters, as established by the SCAQMD for sites in SRA 2.

The emissions shown in this table are the mitigated on-site construction emissions totals shown in the CalEEMod results sheets for each phase, which assume dust control as required by SCAQMD Rule 403. The building construction emissions are for 2022, which is the higher of the two years that were calculated (reference Table 1).

The CalEEMod calculations assume the standard statewide engine tiers for the construction equipment operating at the site. The calculations do not assume the use of or requirement for newer engines that meet more stringent USEPA standards. This provides a more conservative analysis of potential construction-related air pollutant emissions.

CalEEMod result sheets are attached to this memorandum.

**Mass Daily Regional Operational Emissions**

The SCAQMD currently recommends that projects with mass daily regional operational emissions that exceed any of the following emissions thresholds should be considered significant:

- 55 pounds per day of VOC
- 55 pounds per day of NO<sub>x</sub>
- 550 pounds per day of CO
- 150 pounds per day of SO<sub>x</sub>
- 150 pounds per day of PM<sub>10</sub>
- 55 pounds per day of PM<sub>2.5</sub>

Operational emissions generated by area sources, energy sources, and mobile sources would result from the normal day-to-day activities at the project site after occupation. Area source emissions are generated by the operation of landscape maintenance equipment and the use of consumer products. Energy sources are generated by the consumption of natural gas for heating and cooking.



The average daily regional operational emissions generated by the project have been calculated using CalEEMod. The results of these calculations are presented in Table 3. As shown, the total regional operational emissions generated by the proposed project would not approach the operational thresholds of significance set by the SCAQMD. Therefore, impacts associated with regional operational emissions from the proposed project would be less than significant. Also, the actual net increase in operational emissions would be lower than the totals shown in Table 3 since these emissions do not provide a reduction for the existing uses that are presently developed at the project site.

**Table 3 - Estimated Mass Daily Regional Project Operational Emissions**

Emissions Source	Emissions in Pounds Per Day					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Summer (Smog Season) Emissions						
Area Sources	2.4	0.1	11.2	<0.1	0.1	0.1
Energy Sources	<0.1	0.3	0.1	<0.1	<0.1	<0.1
Mobile Sources	2.6	2.6	25.6	0.1	6.0	1.6
Total Emissions	5.0	3.0	37.0	0.1	6.0	1.7
Winter Emissions						
Area Sources	2.4	0.1	11.2	<0.1	0.1	0.1
Energy Sources	<0.1	0.3	0.1	<0.1	<0.1	<0.1
Mobile Sources	2.5	2.8	25.1	0.1	6.0	1.6
Total Emissions	5.0	3.2	36.5	0.1	6.0	1.7
Maximum Daily Emissions	5.0	3.2	37.0	<0.1	6.0	1.7
SCAQMD Thresholds of Significance	55.0	55.0	550.0	150.0	150.0	55.0
Significant Impact?	No	No	No	No	No	No

The emissions shown in this table are the unmitigated overall operational emissions totals shown on page 6 of the CalEEMod results sheets. The numbers may not appear to add correctly due to rounding in this table.

CalEEMod result sheets are attached to this memorandum.

According to the Transportation Study Assessment Referral Form prepared for the proposed project by the City of Los Angeles Department of Transportation and attached to this memo, the existing uses at the site generate approximately 1,853 average daily trips (ADT) while the proposed apartment and commercial uses would generate approximately 857 ADT. The Transportation Study Assessment Referral Form also estimates that the existing uses generate approximately 13,454 vehicle miles traveled (VMT) per day while the proposed uses are estimated to generate approximately 5,761 VMT





per day. This means that the proposed project would result in a net reduction of vehicle trips and their associated air pollutant emissions.

**Localized Operational Emissions**

The average daily localized operational emissions that would be generated at the proposed project site are shown in Table 4 along with the applicable operational LSTs for SRA 2. As shown, on-site operational emissions generated by the proposed project would not approach the established SCAQMD localized thresholds. Therefore, this impact would be less than significant.

**Table 4 - Estimated Daily Localized Operational Emissions**

Emissions Source	Emissions in Pounds Per Day			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Sources	0.1	11.2	0.1	0.1
Energy Sources	0.3	0.1	<0.1	<0.1
Mobile Sources	<0.1	<0.1	<0.1	<0.1
Total Emissions	0.4	11.4	<0.1	<0.1
SCAQMD Localized Thresholds	103.0	562.0	1.0	1.0
Significant Impact?	No	No	No	No

Localized thresholds for construction-related emissions for a one-acre site at a receptor distance of 25 meters, as established by the SCAQMD for sites in SRA 2.

The emissions shown in this table are the unmitigated overall operational emissions totals shown on page 6 of the CalEEMod results sheets.

Per LST methodology, only on-site mobile source emissions need be included. However, it is estimated that approximately 1.0 percent of the unmitigated mobile source emissions from page 6 of the CalEEMod results sheets would occur within the project site.

CalEEMod result sheets are attached to this memorandum.

**References**

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South Coast Air Quality Management District. July 2008. *Final Localized Significance Threshold Methodology*.

South Coast Air Quality Management District. April 2019. *SCAQMD Air Quality Significance Thresholds*.

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**10626 Venice Blvd  
Los Angeles-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	71.74	1000sqft	0.00	71,741.00	0
Apartments Mid Rise	136.00	Dwelling Unit	0.73	92,500.00	389
Strip Mall	3.32	1000sqft	0.00	3,318.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	33
<b>Climate Zone</b>	11			<b>Operational Year</b>	2024
<b>Utility Company</b>	Los Angeles Department of Water & Power				
<b>CO2 Intensity (lb/MWhr)</b>	691.98	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use - Entire lot acreage is applied to the residential use for the purpose of calculating area emissions.

Construction Phase - Default construction dates changed to reflect anticipated construction schedule.

Off-road Equipment - Grading Phase - Replaced default grader with one excavator.

Off-road Equipment -

Off-road Equipment - Parking Garage Phase - Deleted default paver and roller since concrete will be used for the parking struction. Added one welder.

Off-road Equipment - Architectural Coating Phase - Added one air compressor.

Grading - Assumes 11,500 cubic yards of soil export.

Demolition - Assumes 14,066 square feet of existing building space per Zimas.

Woodstoves - Assumes no fireplaces per current project building plans.

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

Construction Off-road Equipment Mitigation - Assumes fugitive dust control (watering) as required by SCAQMD Rule 403.

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	43.00
tblConstructionPhase	NumDays	100.00	239.00
tblConstructionPhase	NumDays	10.00	64.00
tblConstructionPhase	NumDays	2.00	43.00
tblConstructionPhase	NumDays	5.00	131.00
tblConstructionPhase	PhaseEndDate	6/22/22	12/29/23
tblConstructionPhase	PhaseEndDate	6/8/22	10/31/23
tblConstructionPhase	PhaseEndDate	1/14/22	3/31/22
tblConstructionPhase	PhaseEndDate	1/19/22	5/31/22
tblConstructionPhase	PhaseEndDate	6/15/22	11/30/22
tblConstructionPhase	PhaseStartDate	6/16/22	11/1/23
tblConstructionPhase	PhaseStartDate	1/20/22	12/1/22
tblConstructionPhase	PhaseStartDate	1/18/22	4/1/22
tblConstructionPhase	PhaseStartDate	6/9/22	6/1/22
tblFireplaces	NumberGas	115.60	0.00
tblFireplaces	NumberNoFireplace	13.60	136.00
tblFireplaces	NumberWood	6.80	0.00
tblGrading	AcresOfGrading	16.13	1.50
tblGrading	MaterialExported	0.00	11,500.00
tblLandUse	LandUseSquareFeet	136,000.00	92,500.00
tblLandUse	LotAcreage	1.65	0.00
tblLandUse	LotAcreage	3.58	0.73
tblLandUse	LotAcreage	0.08	0.00
tblOffRoadEquipment	HorsePower	158.00	187.00
tblOffRoadEquipment	LoadFactor	0.38	0.41



10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

tblOffRoadEquipment	OffRoadEquipmentType	Graders	Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Welders
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	PhaseName	Parcking Garage	Parking Garage
tblOffRoadEquipment	PhaseName	Parcking Garage	Parking Garage
tblOffRoadEquipment	PhaseName	Parcking Garage	Parking Garage
tblOffRoadEquipment	PhaseName	Parcking Garage	Parking Garage
tblOnRoadDust	PhaseName	Parcking Garage	Parking Garage
tblTripsAndVMT	PhaseName	Parcking Garage	Parking Garage
tblWoodstoves	NumberCatalytic	6.80	0.00
tblWoodstoves	NumberNoncatalytic	6.80	0.00

**2.0 Emissions Summary**

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10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	1.1858	15.1040	12.6833	0.0357	5.2586	0.4783	5.7369	2.6755	0.4416	3.1170	0.0000	3,721.9065	3,721.9065	0.5639	0.3632	3,844.2427
2023	15.1062	7.7428	12.1606	0.0292	1.6149	0.3341	1.9490	0.4322	0.3076	0.7398	0.0000	2,935.4688	2,935.4688	0.4079	0.1075	2,977.7068
<b>Maximum</b>	<b>15.1062</b>	<b>15.1040</b>	<b>12.6833</b>	<b>0.0357</b>	<b>5.2586</b>	<b>0.4783</b>	<b>5.7369</b>	<b>2.6755</b>	<b>0.4416</b>	<b>3.1170</b>	<b>0.0000</b>	<b>3,721.9065</b>	<b>3,721.9065</b>	<b>0.5639</b>	<b>0.3632</b>	<b>3,844.2427</b>

**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	1.1858	15.1040	12.6833	0.0357	2.4625	0.4783	2.9408	1.1558	0.4416	1.5974	0.0000	3,721.9065	3,721.9065	0.5639	0.3632	3,844.2427
2023	15.1062	7.7428	12.1606	0.0292	1.6149	0.3341	1.9490	0.4322	0.3076	0.7398	0.0000	2,935.4688	2,935.4688	0.4079	0.1075	2,977.7068
<b>Maximum</b>	<b>15.1062</b>	<b>15.1040</b>	<b>12.6833</b>	<b>0.0357</b>	<b>2.4625</b>	<b>0.4783</b>	<b>2.9408</b>	<b>1.1558</b>	<b>0.4416</b>	<b>1.5974</b>	<b>0.0000</b>	<b>3,721.9065</b>	<b>3,721.9065</b>	<b>0.5639</b>	<b>0.3632</b>	<b>3,844.2427</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	40.68	0.00	36.38	48.90	0.00	39.40	0.00	0.00	0.00	0.00	0.00	0.00

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4330	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622	0.0000	20.2195	20.2195	0.0194	0.0000	20.7052
Energy	0.0364	0.3109	0.1329	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7372	396.7372	7.6000e-003	7.2700e-003	399.0948
Mobile	2.5706	2.5571	25.6250	0.0567	5.9117	0.0403	5.9520	1.5747	0.0374	1.6121		5,775.6924	5,775.6924	0.3809	0.2339	5,854.9300
<b>Total</b>	<b>5.0400</b>	<b>2.9972</b>	<b>36.9810</b>	<b>0.0592</b>	<b>5.9117</b>	<b>0.1276</b>	<b>6.0393</b>	<b>1.5747</b>	<b>0.1248</b>	<b>1.6995</b>	<b>0.0000</b>	<b>6,192.6492</b>	<b>6,192.6492</b>	<b>0.4080</b>	<b>0.2412</b>	<b>6,274.7300</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4330	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622	0.0000	20.2195	20.2195	0.0194	0.0000	20.7052
Energy	0.0364	0.3109	0.1329	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7372	396.7372	7.6000e-003	7.2700e-003	399.0948
Mobile	2.5706	2.5571	25.6250	0.0567	5.9117	0.0403	5.9520	1.5747	0.0374	1.6121		5,775.6924	5,775.6924	0.3809	0.2339	5,854.9300
<b>Total</b>	<b>5.0400</b>	<b>2.9972</b>	<b>36.9810</b>	<b>0.0592</b>	<b>5.9117</b>	<b>0.1276</b>	<b>6.0393</b>	<b>1.5747</b>	<b>0.1248</b>	<b>1.6995</b>	<b>0.0000</b>	<b>6,192.6492</b>	<b>6,192.6492</b>	<b>0.4080</b>	<b>0.2412</b>	<b>6,274.7300</b>



10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/2/2022	3/31/2022	5	64	
2	Grading	Grading	4/1/2022	5/31/2022	5	43	
3	Parking Garage	Paving	6/1/2022	11/30/2022	5	131	
4	Building Construction	Building Construction	12/1/2022	10/31/2023	5	239	
5	Architectural Coating	Architectural Coating	11/1/2023	12/29/2023	5	43	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 1.5**

**Acres of Paving: 0**

**Residential Indoor: 187,313; Residential Outdoor: 62,438; Non-Residential Indoor: 4,977; Non-Residential Outdoor: 1,659; Striped Parking Area: 4,304 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	2	6.00	78	0.48
Parking Garage	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Grading	Excavators	1	6.00	187	0.41

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

Parking Garage	Welders	1	7.00	46	0.45
Parking Garage	Pavers	0	7.00	130	0.42
Parking Garage	Rollers	0	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Parking Garage	Tractors/Loaders/Backhoes	1	7.00	97	0.37

**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	64.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	1,438.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	129.00	27.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Parking Garage	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Water Exposed Area

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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					0.2163	0.0000	0.2163	0.0328	0.0000	0.0328			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225		1,147.9025	1,147.9025	0.2119		1,153.2001
<b>Total</b>	<b>0.7094</b>	<b>6.4138</b>	<b>7.4693</b>	<b>0.0120</b>	<b>0.2163</b>	<b>0.3375</b>	<b>0.5539</b>	<b>0.0328</b>	<b>0.3225</b>	<b>0.3553</b>		<b>1,147.9025</b>	<b>1,147.9025</b>	<b>0.2119</b>		<b>1,153.2001</b>

**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	4.6600e-003	0.1680	0.0392	6.2000e-004	0.0175	1.2500e-003	0.0188	4.8000e-003	1.1900e-003	5.9900e-003		68.0776	68.0776	3.6200e-003	0.0108	71.3868
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
Worker	0.0346	0.0253	0.3936	1.0200e-003	0.1118	7.2000e-004	0.1125	0.0296	6.6000e-004	0.0303		103.3442	103.3442	2.8200e-003	2.5000e-003	104.1603
<b>Total</b>	<b>0.0393</b>	<b>0.1932</b>	<b>0.4327</b>	<b>1.6400e-003</b>	<b>0.1293</b>	<b>1.9700e-003</b>	<b>0.1312</b>	<b>0.0344</b>	<b>1.8500e-003</b>	<b>0.0363</b>		<b>171.4218</b>	<b>171.4218</b>	<b>6.4400e-003</b>	<b>0.0133</b>	<b>175.5470</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.2 Demolition - 2022**

**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					0.0844	0.0000	0.0844	0.0128	0.0000	0.0128			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001
<b>Total</b>	<b>0.7094</b>	<b>6.4138</b>	<b>7.4693</b>	<b>0.0120</b>	<b>0.0844</b>	<b>0.3375</b>	<b>0.4219</b>	<b>0.0128</b>	<b>0.3225</b>	<b>0.3353</b>	<b>0.0000</b>	<b>1,147.9025</b>	<b>1,147.9025</b>	<b>0.2119</b>		<b>1,153.2001</b>

**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	4.6600e-003	0.1680	0.0392	6.2000e-004	0.0175	1.2500e-003	0.0188	4.8000e-003	1.1900e-003	5.9900e-003		68.0776	68.0776	3.6200e-003	0.0108	71.3868
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
Worker	0.0346	0.0253	0.3936	1.0200e-003	0.1118	7.2000e-004	0.1125	0.0296	6.6000e-004	0.0303		103.3442	103.3442	2.8200e-003	2.5000e-003	104.1603
<b>Total</b>	<b>0.0393</b>	<b>0.1932</b>	<b>0.4327</b>	<b>1.6400e-003</b>	<b>0.1293</b>	<b>1.9700e-003</b>	<b>0.1312</b>	<b>0.0344</b>	<b>1.8500e-003</b>	<b>0.0363</b>		<b>171.4218</b>	<b>171.4218</b>	<b>6.4400e-003</b>	<b>0.0133</b>	<b>175.5470</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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					4.5838	0.0000	4.5838	2.4913	0.0000	2.4913			0.0000			0.0000
Off-Road	0.9225	9.4672	5.7517	0.0141		0.4360	0.4360		0.4011	0.4011		1,362.5909	1,362.5909	0.4407		1,373.6081
<b>Total</b>	<b>0.9225</b>	<b>9.4672</b>	<b>5.7517</b>	<b>0.0141</b>	<b>4.5838</b>	<b>0.4360</b>	<b>5.0198</b>	<b>2.4913</b>	<b>0.4011</b>	<b>2.8924</b>		<b>1,362.5909</b>	<b>1,362.5909</b>	<b>0.4407</b>		<b>1,373.6081</b>

**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	0.1558	5.6165	1.3096	0.0208	0.5854	0.0417	0.6271	0.1605	0.0399	0.2004		2,276.6403	2,276.6403	0.1209	0.3612	2,387.3063
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
Worker	0.0277	0.0202	0.3149	8.2000e-004	0.0894	5.7000e-004	0.0900	0.0237	5.3000e-004	0.0242		82.6754	82.6754	2.2500e-003	2.0000e-003	83.3282
<b>Total</b>	<b>0.1835</b>	<b>5.6367</b>	<b>1.6244</b>	<b>0.0216</b>	<b>0.6748</b>	<b>0.0423</b>	<b>0.7171</b>	<b>0.1842</b>	<b>0.0405</b>	<b>0.2247</b>		<b>2,359.3156</b>	<b>2,359.3156</b>	<b>0.1232</b>	<b>0.3632</b>	<b>2,470.6346</b>



10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.3 Grading - 2022**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.7877	0.0000	1.7877	0.9716	0.0000	0.9716			0.0000			0.0000
Off-Road	0.9225	9.4672	5.7517	0.0141		0.4360	0.4360		0.4011	0.4011	0.0000	1,362.5909	1,362.5909	0.4407		1,373.6081
<b>Total</b>	<b>0.9225</b>	<b>9.4672</b>	<b>5.7517</b>	<b>0.0141</b>	<b>1.7877</b>	<b>0.4360</b>	<b>2.2237</b>	<b>0.9716</b>	<b>0.4011</b>	<b>1.3727</b>	<b>0.0000</b>	<b>1,362.5909</b>	<b>1,362.5909</b>	<b>0.4407</b>		<b>1,373.6081</b>

**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	0.1558	5.6165	1.3096	0.0208	0.5854	0.0417	0.6271	0.1605	0.0399	0.2004		2,276.6403	2,276.6403	0.1209	0.3612	2,387.3063
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
Worker	0.0277	0.0202	0.3149	8.2000e-004	0.0894	5.7000e-004	0.0900	0.0237	5.3000e-004	0.0242		82.6754	82.6754	2.2500e-003	2.0000e-003	83.3282
<b>Total</b>	<b>0.1835</b>	<b>5.6367</b>	<b>1.6244</b>	<b>0.0216</b>	<b>0.6748</b>	<b>0.0423</b>	<b>0.7171</b>	<b>0.1842</b>	<b>0.0405</b>	<b>0.2247</b>		<b>2,359.3156</b>	<b>2,359.3156</b>	<b>0.1232</b>	<b>0.3632</b>	<b>2,470.6346</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.4 Parking Garage - 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	0.5625	3.8508	4.3674	7.0900e-003		0.1777	0.1777		0.1714	0.1714		596.6760	596.6760	0.1227		599.7437
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5625</b>	<b>3.8508</b>	<b>4.3674</b>	<b>7.0900e-003</b>		<b>0.1777</b>	<b>0.1777</b>		<b>0.1714</b>	<b>0.1714</b>		<b>596.6760</b>	<b>596.6760</b>	<b>0.1227</b>		<b>599.7437</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
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
Worker	0.0519	0.0379	0.5904	1.5300e-003	0.1677	1.0700e-003	0.1687	0.0445	9.9000e-004	0.0455		155.0163	155.0163	4.2200e-003	3.7500e-003	156.2404
<b>Total</b>	<b>0.0519</b>	<b>0.0379</b>	<b>0.5904</b>	<b>1.5300e-003</b>	<b>0.1677</b>	<b>1.0700e-003</b>	<b>0.1687</b>	<b>0.0445</b>	<b>9.9000e-004</b>	<b>0.0455</b>		<b>155.0163</b>	<b>155.0163</b>	<b>4.2200e-003</b>	<b>3.7500e-003</b>	<b>156.2404</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.4 Parking Garage - 2022**

**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	0.5625	3.8508	4.3674	7.0900e-003		0.1777	0.1777		0.1714	0.1714	0.0000	596.6760	596.6760	0.1227		599.7437
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5625</b>	<b>3.8508</b>	<b>4.3674</b>	<b>7.0900e-003</b>		<b>0.1777</b>	<b>0.1777</b>		<b>0.1714</b>	<b>0.1714</b>	<b>0.0000</b>	<b>596.6760</b>	<b>596.6760</b>	<b>0.1227</b>		<b>599.7437</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
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
Worker	0.0519	0.0379	0.5904	1.5300e-003	0.1677	1.0700e-003	0.1687	0.0445	9.9000e-004	0.0455		155.0163	155.0163	4.2200e-003	3.7500e-003	156.2404
<b>Total</b>	<b>0.0519</b>	<b>0.0379</b>	<b>0.5904</b>	<b>1.5300e-003</b>	<b>0.1677</b>	<b>1.0700e-003</b>	<b>0.1687</b>	<b>0.0445</b>	<b>9.9000e-004</b>	<b>0.0455</b>		<b>155.0163</b>	<b>155.0163</b>	<b>4.2200e-003</b>	<b>3.7500e-003</b>	<b>156.2404</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.5 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	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.939 3	1,103.939 3	0.3570		1,112.865 2
<b>Total</b>	<b>0.6863</b>	<b>7.0258</b>	<b>7.1527</b>	<b>0.0114</b>		<b>0.3719</b>	<b>0.3719</b>		<b>0.3422</b>	<b>0.3422</b>		<b>1,103.939 3</b>	<b>1,103.939 3</b>	<b>0.3570</b>		<b>1,112.865 2</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0531	1.3226	0.4535	5.2900e-003	0.1729	0.0126	0.1855	0.0498	0.0121	0.0619		568.2463	568.2463	0.0190	0.0819	593.1229
Worker	0.4463	0.3258	5.0772	0.0132	1.4419	9.2300e-003	1.4511	0.3824	8.4900e-003	0.3909		1,333.140 1	1,333.140 1	0.0363	0.0323	1,343.667 4
<b>Total</b>	<b>0.4995</b>	<b>1.6484</b>	<b>5.5307</b>	<b>0.0185</b>	<b>1.6149</b>	<b>0.0218</b>	<b>1.6367</b>	<b>0.4322</b>	<b>0.0205</b>	<b>0.4528</b>		<b>1,901.386 4</b>	<b>1,901.386 4</b>	<b>0.0553</b>	<b>0.1142</b>	<b>1,936.790 3</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.5 Building Construction - 2022**

**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	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.939 3	1,103.939 3	0.3570		1,112.865 2
<b>Total</b>	<b>0.6863</b>	<b>7.0258</b>	<b>7.1527</b>	<b>0.0114</b>		<b>0.3719</b>	<b>0.3719</b>		<b>0.3422</b>	<b>0.3422</b>	<b>0.0000</b>	<b>1,103.939 3</b>	<b>1,103.939 3</b>	<b>0.3570</b>		<b>1,112.865 2</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0531	1.3226	0.4535	5.2900e-003	0.1729	0.0126	0.1855	0.0498	0.0121	0.0619		568.2463	568.2463	0.0190	0.0819	593.1229
Worker	0.4463	0.3258	5.0772	0.0132	1.4419	9.2300e-003	1.4511	0.3824	8.4900e-003	0.3909		1,333.140 1	1,333.140 1	0.0363	0.0323	1,343.667 4
<b>Total</b>	<b>0.4995</b>	<b>1.6484</b>	<b>5.5307</b>	<b>0.0185</b>	<b>1.6149</b>	<b>0.0218</b>	<b>1.6367</b>	<b>0.4322</b>	<b>0.0205</b>	<b>0.4528</b>		<b>1,901.386 4</b>	<b>1,901.386 4</b>	<b>0.0553</b>	<b>0.1142</b>	<b>1,936.790 3</b>



10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.5 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	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
<b>Total</b>	<b>0.6322</b>	<b>6.4186</b>	<b>7.0970</b>	<b>0.0114</b>		<b>0.3203</b>	<b>0.3203</b>		<b>0.2946</b>	<b>0.2946</b>		<b>1,104.6089</b>	<b>1,104.6089</b>	<b>0.3573</b>		<b>1,113.5402</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0311	1.0364	0.4015	5.0300e-003	0.1730	5.2100e-003	0.1782	0.0498	4.9800e-003	0.0548		540.7627	540.7627	0.0181	0.0778	564.3840
Worker	0.4128	0.2878	4.6620	0.0128	1.4419	8.6700e-003	1.4506	0.3824	7.9900e-003	0.3904		1,290.0972	1,290.0972	0.0325	0.0298	1,299.7827
<b>Total</b>	<b>0.4439</b>	<b>1.3242</b>	<b>5.0635</b>	<b>0.0178</b>	<b>1.6149</b>	<b>0.0139</b>	<b>1.6288</b>	<b>0.4322</b>	<b>0.0130</b>	<b>0.4452</b>		<b>1,830.8599</b>	<b>1,830.8599</b>	<b>0.0507</b>	<b>0.1075</b>	<b>1,864.1666</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.5 Building Construction - 2023**

**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	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
<b>Total</b>	<b>0.6322</b>	<b>6.4186</b>	<b>7.0970</b>	<b>0.0114</b>		<b>0.3203</b>	<b>0.3203</b>		<b>0.2946</b>	<b>0.2946</b>	<b>0.0000</b>	<b>1,104.6089</b>	<b>1,104.6089</b>	<b>0.3573</b>		<b>1,113.5402</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0311	1.0364	0.4015	5.0300e-003	0.1730	5.2100e-003	0.1782	0.0498	4.9800e-003	0.0548		540.7627	540.7627	0.0181	0.0778	564.3840
Worker	0.4128	0.2878	4.6620	0.0128	1.4419	8.6700e-003	1.4506	0.3824	7.9900e-003	0.3904		1,290.0972	1,290.0972	0.0325	0.0298	1,299.7827
<b>Total</b>	<b>0.4439</b>	<b>1.3242</b>	<b>5.0635</b>	<b>0.0178</b>	<b>1.6149</b>	<b>0.0139</b>	<b>1.6288</b>	<b>0.4322</b>	<b>0.0130</b>	<b>0.4452</b>		<b>1,830.8599</b>	<b>1,830.8599</b>	<b>0.0507</b>	<b>0.1075</b>	<b>1,864.1666</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.6 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	14.6397					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3833	2.6060	3.6222	5.9400e-003		0.1416	0.1416		0.1416	0.1416		562.8961	562.8961	0.0337		563.7380
<b>Total</b>	<b>15.0230</b>	<b>2.6060</b>	<b>3.6222</b>	<b>5.9400e-003</b>		<b>0.1416</b>	<b>0.1416</b>		<b>0.1416</b>	<b>0.1416</b>		<b>562.8961</b>	<b>562.8961</b>	<b>0.0337</b>		<b>563.7380</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
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
Worker	0.0832	0.0580	0.9396	2.5700e-003	0.2906	1.7500e-003	0.2924	0.0771	1.6100e-003	0.0787		260.0196	260.0196	6.5600e-003	6.0000e-003	261.9717
<b>Total</b>	<b>0.0832</b>	<b>0.0580</b>	<b>0.9396</b>	<b>2.5700e-003</b>	<b>0.2906</b>	<b>1.7500e-003</b>	<b>0.2924</b>	<b>0.0771</b>	<b>1.6100e-003</b>	<b>0.0787</b>		<b>260.0196</b>	<b>260.0196</b>	<b>6.5600e-003</b>	<b>6.0000e-003</b>	<b>261.9717</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.6 Architectural Coating - 2023**

**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	14.6397					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3833	2.6060	3.6222	5.9400e-003		0.1416	0.1416		0.1416	0.1416	0.0000	562.8961	562.8961	0.0337		563.7380
<b>Total</b>	<b>15.0230</b>	<b>2.6060</b>	<b>3.6222</b>	<b>5.9400e-003</b>		<b>0.1416</b>	<b>0.1416</b>		<b>0.1416</b>	<b>0.1416</b>	<b>0.0000</b>	<b>562.8961</b>	<b>562.8961</b>	<b>0.0337</b>		<b>563.7380</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
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
Worker	0.0832	0.0580	0.9396	2.5700e-003	0.2906	1.7500e-003	0.2924	0.0771	1.6100e-003	0.0787		260.0196	260.0196	6.5600e-003	6.0000e-003	261.9717
<b>Total</b>	<b>0.0832</b>	<b>0.0580</b>	<b>0.9396</b>	<b>2.5700e-003</b>	<b>0.2906</b>	<b>1.7500e-003</b>	<b>0.2924</b>	<b>0.0771</b>	<b>1.6100e-003</b>	<b>0.0787</b>		<b>260.0196</b>	<b>260.0196</b>	<b>6.5600e-003</b>	<b>6.0000e-003</b>	<b>261.9717</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	2.5706	2.5571	25.6250	0.0567	5.9117	0.0403	5.9520	1.5747	0.0374	1.6121		5,775.6924	5,775.6924	0.3809	0.2339	5,854.9300
Unmitigated	2.5706	2.5571	25.6250	0.0567	5.9117	0.0403	5.9520	1.5747	0.0374	1.6121		5,775.6924	5,775.6924	0.3809	0.2339	5,854.9300

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	739.84	667.76	556.24	2,403,332	2,403,332
Enclosed Parking with Elevator	0.00	0.00	0.00		
Strip Mall	147.05	139.49	67.79	256,183	256,183
<b>Total</b>	<b>886.89</b>	<b>807.25</b>	<b>624.03</b>	<b>2,659,515</b>	<b>2,659,515</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15



10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Enclosed Parking with Elevator	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Strip Mall	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

**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	0.0364	0.3109	0.1329	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7372	396.7372	7.6000e-003	7.2700e-003	399.0948
NaturalGas Unmitigated	0.0364	0.3109	0.1329	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7372	396.7372	7.6000e-003	7.2700e-003	399.0948

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	3357.45	0.0362	0.3094	0.1317	1.9700e-003		0.0250	0.0250		0.0250	0.0250			394.9940	394.9940	7.5700e-003	7.2400e-003	397.3412
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
Strip Mall	14.8174	1.6000e-004	1.4500e-003	1.2200e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004			1.7432	1.7432	3.0000e-005	3.0000e-005	1.7536
<b>Total</b>		<b>0.0364</b>	<b>0.3109</b>	<b>0.1329</b>	<b>1.9800e-003</b>		<b>0.0251</b>	<b>0.0251</b>		<b>0.0251</b>	<b>0.0251</b>			<b>396.7372</b>	<b>396.7372</b>	<b>7.6000e-003</b>	<b>7.2700e-003</b>	<b>399.0948</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**5.2 Energy by Land Use - NaturalGas**

**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	3.35745	0.0362	0.3094	0.1317	1.9700e-003		0.0250	0.0250		0.0250	0.0250			394.9940	394.9940	7.5700e-003	7.2400e-003	397.3412
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
Strip Mall	0.0148174	1.6000e-004	1.4500e-003	1.2200e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004			1.7432	1.7432	3.0000e-005	3.0000e-005	1.7536
<b>Total</b>		<b>0.0364</b>	<b>0.3109</b>	<b>0.1329</b>	<b>1.9800e-003</b>		<b>0.0251</b>	<b>0.0251</b>		<b>0.0251</b>	<b>0.0251</b>			<b>396.7372</b>	<b>396.7372</b>	<b>7.6000e-003</b>	<b>7.2700e-003</b>	<b>399.0948</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

No Hearths Installed

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4330	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622	0.0000	20.2195	20.2195	0.0194	0.0000	20.7052
Unmitigated	2.4330	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622	0.0000	20.2195	20.2195	0.0194	0.0000	20.7052

**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	0.1725					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9226					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	0.3379	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622		20.2195	20.2195	0.0194		20.7052
<b>Total</b>	<b>2.4330</b>	<b>0.1293</b>	<b>11.2231</b>	<b>5.9000e-004</b>		<b>0.0622</b>	<b>0.0622</b>		<b>0.0622</b>	<b>0.0622</b>	<b>0.0000</b>	<b>20.2195</b>	<b>20.2195</b>	<b>0.0194</b>	<b>0.0000</b>	<b>20.7052</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	0.1725					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9226					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	0.3379	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622		20.2195	20.2195	0.0194		20.7052
<b>Total</b>	<b>2.4330</b>	<b>0.1293</b>	<b>11.2231</b>	<b>5.9000e-004</b>		<b>0.0622</b>	<b>0.0622</b>		<b>0.0622</b>	<b>0.0622</b>	<b>0.0000</b>	<b>20.2195</b>	<b>20.2195</b>	<b>0.0194</b>	<b>0.0000</b>	<b>20.7052</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**



10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**Fire Pumps and Emergency Generators**

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**10626 Venice Blvd  
Los Angeles-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	71.74	1000sqft	0.00	71,741.00	0
Apartments Mid Rise	136.00	Dwelling Unit	0.73	92,500.00	389
Strip Mall	3.32	1000sqft	0.00	3,318.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	33
<b>Climate Zone</b>	11			<b>Operational Year</b>	2024
<b>Utility Company</b>	Los Angeles Department of Water & Power				
<b>CO2 Intensity (lb/MWhr)</b>	691.98	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use - Entire lot acreage is applied to the residential use for the purpose of calculating area emissions.

Construction Phase - Default construction dates changed to reflect anticipated construction schedule.

Off-road Equipment - Grading Phase - Replaced default grader with one excavator.

Off-road Equipment -

Off-road Equipment - Parking Garage Phase - Deleted default paver and roller since concrete will be used for the parking struction. Added one welder.

Off-road Equipment - Architectural Coating Phase - Added one air compressor.

Grading - Assumes 11,500 cubic yards of soil export.

Demolition - Assumes 14,066 square feet of existing building space per Zimas.

Woodstoves - Assumes no fireplaces per current project building plans.

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

Construction Off-road Equipment Mitigation - Assumes fugitive dust control (watering) as required by SCAQMD Rule 403.

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	43.00
tblConstructionPhase	NumDays	100.00	239.00
tblConstructionPhase	NumDays	10.00	64.00
tblConstructionPhase	NumDays	2.00	43.00
tblConstructionPhase	NumDays	5.00	131.00
tblConstructionPhase	PhaseEndDate	6/22/22	12/29/23
tblConstructionPhase	PhaseEndDate	6/8/22	10/31/23
tblConstructionPhase	PhaseEndDate	1/14/22	3/31/22
tblConstructionPhase	PhaseEndDate	1/19/22	5/31/22
tblConstructionPhase	PhaseEndDate	6/15/22	11/30/22
tblConstructionPhase	PhaseStartDate	6/16/22	11/1/23
tblConstructionPhase	PhaseStartDate	1/20/22	12/1/22
tblConstructionPhase	PhaseStartDate	1/18/22	4/1/22
tblConstructionPhase	PhaseStartDate	6/9/22	6/1/22
tblFireplaces	NumberGas	115.60	0.00
tblFireplaces	NumberNoFireplace	13.60	136.00
tblFireplaces	NumberWood	6.80	0.00
tblGrading	AcresOfGrading	16.13	1.50
tblGrading	MaterialExported	0.00	11,500.00
tblLandUse	LandUseSquareFeet	136,000.00	92,500.00
tblLandUse	LotAcreage	1.65	0.00
tblLandUse	LotAcreage	3.58	0.73
tblLandUse	LotAcreage	0.08	0.00
tblOffRoadEquipment	HorsePower	158.00	187.00
tblOffRoadEquipment	LoadFactor	0.38	0.41

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

tblOffRoadEquipment	OffRoadEquipmentType	Graders	Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Welders
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	PhaseName	Parcking Garage	Parking Garage
tblOffRoadEquipment	PhaseName	Parcking Garage	Parking Garage
tblOffRoadEquipment	PhaseName	Parcking Garage	Parking Garage
tblOffRoadEquipment	PhaseName	Parcking Garage	Parking Garage
tblOnRoadDust	PhaseName	Parcking Garage	Parking Garage
tblTripsAndVMT	PhaseName	Parcking Garage	Parking Garage
tblWoodstoves	NumberCatalytic	6.80	0.00
tblWoodstoves	NumberNoncatalytic	6.80	0.00

**2.0 Emissions Summary**

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10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	1.2166	15.3340	12.2835	0.0356	5.2586	0.4784	5.7370	2.6755	0.4417	3.1171	0.0000	3,718.2028	3,718.2028	0.5637	0.3635	3,840.6106
2023	15.1124	7.8216	11.7963	0.0285	1.6149	0.3342	1.9490	0.4322	0.3076	0.7398	0.0000	2,868.3698	2,868.3698	0.4083	0.1098	2,911.2835
<b>Maximum</b>	<b>15.1124</b>	<b>15.3340</b>	<b>12.2835</b>	<b>0.0356</b>	<b>5.2586</b>	<b>0.4784</b>	<b>5.7370</b>	<b>2.6755</b>	<b>0.4417</b>	<b>3.1171</b>	<b>0.0000</b>	<b>3,718.2028</b>	<b>3,718.2028</b>	<b>0.5637</b>	<b>0.3635</b>	<b>3,840.6106</b>

**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	1.2166	15.3340	12.2835	0.0356	2.4625	0.4784	2.9409	1.1558	0.4417	1.5975	0.0000	3,718.2028	3,718.2028	0.5637	0.3635	3,840.6106
2023	15.1124	7.8216	11.7963	0.0285	1.6149	0.3342	1.9490	0.4322	0.3076	0.7398	0.0000	2,868.3698	2,868.3698	0.4083	0.1098	2,911.2835
<b>Maximum</b>	<b>15.1124</b>	<b>15.3340</b>	<b>12.2835</b>	<b>0.0356</b>	<b>2.4625</b>	<b>0.4784</b>	<b>2.9409</b>	<b>1.1558</b>	<b>0.4417</b>	<b>1.5975</b>	<b>0.0000</b>	<b>3,718.2028</b>	<b>3,718.2028</b>	<b>0.5637</b>	<b>0.3635</b>	<b>3,840.6106</b>



10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	40.68	0.00	36.38	48.90	0.00	39.40	0.00	0.00	0.00	0.00	0.00	0.00

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4330	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622	0.0000	20.2195	20.2195	0.0194	0.0000	20.7052
Energy	0.0364	0.3109	0.1329	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7372	396.7372	7.6000e-003	7.2700e-003	399.0948
Mobile	2.5231	2.7613	25.1133	0.0542	5.9117	0.0403	5.9520	1.5747	0.0375	1.6122		5,531.5591	5,531.5591	0.3921	0.2443	5,614.1618
<b>Total</b>	<b>4.9925</b>	<b>3.2014</b>	<b>36.4693</b>	<b>0.0568</b>	<b>5.9117</b>	<b>0.1277</b>	<b>6.0393</b>	<b>1.5747</b>	<b>0.1248</b>	<b>1.6995</b>	<b>0.0000</b>	<b>5,948.5158</b>	<b>5,948.5158</b>	<b>0.4191</b>	<b>0.2516</b>	<b>6,033.9619</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4330	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622	0.0000	20.2195	20.2195	0.0194	0.0000	20.7052
Energy	0.0364	0.3109	0.1329	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7372	396.7372	7.6000e-003	7.2700e-003	399.0948
Mobile	2.5231	2.7613	25.1133	0.0542	5.9117	0.0403	5.9520	1.5747	0.0375	1.6122		5,531.5591	5,531.5591	0.3921	0.2443	5,614.1618
<b>Total</b>	<b>4.9925</b>	<b>3.2014</b>	<b>36.4693</b>	<b>0.0568</b>	<b>5.9117</b>	<b>0.1277</b>	<b>6.0393</b>	<b>1.5747</b>	<b>0.1248</b>	<b>1.6995</b>	<b>0.0000</b>	<b>5,948.5158</b>	<b>5,948.5158</b>	<b>0.4191</b>	<b>0.2516</b>	<b>6,033.9619</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/2/2022	3/31/2022	5	64	
2	Grading	Grading	4/1/2022	5/31/2022	5	43	
3	Parking Garage	Paving	6/1/2022	11/30/2022	5	131	
4	Building Construction	Building Construction	12/1/2022	10/31/2023	5	239	
5	Architectural Coating	Architectural Coating	11/1/2023	12/29/2023	5	43	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 1.5**

**Acres of Paving: 0**

**Residential Indoor: 187,313; Residential Outdoor: 62,438; Non-Residential Indoor: 4,977; Non-Residential Outdoor: 1,659; Striped Parking Area: 4,304 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	2	6.00	78	0.48
Parking Garage	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Grading	Excavators	1	6.00	187	0.41

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

Parking Garage	Welders	1	7.00	46	0.45
Parking Garage	Pavers	0	7.00	130	0.42
Parking Garage	Rollers	0	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Parking Garage	Tractors/Loaders/Backhoes	1	7.00	97	0.37

**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	64.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	1,438.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	129.00	27.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Parking Garage	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Water Exposed Area

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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					0.2163	0.0000	0.2163	0.0328	0.0000	0.0328			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225		1,147.9025	1,147.9025	0.2119		1,153.2001
<b>Total</b>	<b>0.7094</b>	<b>6.4138</b>	<b>7.4693</b>	<b>0.0120</b>	<b>0.2163</b>	<b>0.3375</b>	<b>0.5539</b>	<b>0.0328</b>	<b>0.3225</b>	<b>0.3553</b>		<b>1,147.9025</b>	<b>1,147.9025</b>	<b>0.2119</b>		<b>1,153.2001</b>

**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	4.5500e-003	0.1748	0.0399	6.2000e-004	0.0175	1.2500e-003	0.0188	4.8000e-003	1.2000e-003	6.0000e-003		68.0975	68.0975	3.6100e-003	0.0108	71.4076
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
Worker	0.0370	0.0279	0.3614	9.7000e-004	0.1118	7.2000e-004	0.1125	0.0296	6.6000e-004	0.0303		97.8803	97.8803	2.8500e-003	2.6700e-003	98.7483
<b>Total</b>	<b>0.0416</b>	<b>0.2027</b>	<b>0.4012</b>	<b>1.5900e-003</b>	<b>0.1293</b>	<b>1.9700e-003</b>	<b>0.1312</b>	<b>0.0344</b>	<b>1.8600e-003</b>	<b>0.0363</b>		<b>165.9778</b>	<b>165.9778</b>	<b>6.4600e-003</b>	<b>0.0135</b>	<b>170.1560</b>



10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.2 Demolition - 2022**

**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					0.0844	0.0000	0.0844	0.0128	0.0000	0.0128			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001
<b>Total</b>	<b>0.7094</b>	<b>6.4138</b>	<b>7.4693</b>	<b>0.0120</b>	<b>0.0844</b>	<b>0.3375</b>	<b>0.4219</b>	<b>0.0128</b>	<b>0.3225</b>	<b>0.3353</b>	<b>0.0000</b>	<b>1,147.9025</b>	<b>1,147.9025</b>	<b>0.2119</b>		<b>1,153.2001</b>

**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	4.5500e-003	0.1748	0.0399	6.2000e-004	0.0175	1.2500e-003	0.0188	4.8000e-003	1.2000e-003	6.0000e-003		68.0975	68.0975	3.6100e-003	0.0108	71.4076
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
Worker	0.0370	0.0279	0.3614	9.7000e-004	0.1118	7.2000e-004	0.1125	0.0296	6.6000e-004	0.0303		97.8803	97.8803	2.8500e-003	2.6700e-003	98.7483
<b>Total</b>	<b>0.0416</b>	<b>0.2027</b>	<b>0.4012</b>	<b>1.5900e-003</b>	<b>0.1293</b>	<b>1.9700e-003</b>	<b>0.1312</b>	<b>0.0344</b>	<b>1.8600e-003</b>	<b>0.0363</b>		<b>165.9778</b>	<b>165.9778</b>	<b>6.4600e-003</b>	<b>0.0135</b>	<b>170.1560</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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					4.5838	0.0000	4.5838	2.4913	0.0000	2.4913			0.0000			0.0000
Off-Road	0.9225	9.4672	5.7517	0.0141		0.4360	0.4360		0.4011	0.4011		1,362.5909	1,362.5909	0.4407		1,373.6081
<b>Total</b>	<b>0.9225</b>	<b>9.4672</b>	<b>5.7517</b>	<b>0.0141</b>	<b>4.5838</b>	<b>0.4360</b>	<b>5.0198</b>	<b>2.4913</b>	<b>0.4011</b>	<b>2.8924</b>		<b>1,362.5909</b>	<b>1,362.5909</b>	<b>0.4407</b>		<b>1,373.6081</b>

**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	5.8445	1.3326	0.0208	0.5854	0.0418	0.6272	0.1605	0.0400	0.2005		2,277.3076	2,277.3076	0.1207	0.3613	2,388.0038
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
Worker	0.0296	0.0223	0.2891	7.7000e-004	0.0894	5.7000e-004	0.0900	0.0237	5.3000e-004	0.0242		78.3043	78.3043	2.2800e-003	2.1400e-003	78.9987
<b>Total</b>	<b>0.1817</b>	<b>5.8668</b>	<b>1.6217</b>	<b>0.0216</b>	<b>0.6748</b>	<b>0.0424</b>	<b>0.7172</b>	<b>0.1842</b>	<b>0.0405</b>	<b>0.2247</b>		<b>2,355.6119</b>	<b>2,355.6119</b>	<b>0.1230</b>	<b>0.3635</b>	<b>2,467.0025</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.3 Grading - 2022**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.7877	0.0000	1.7877	0.9716	0.0000	0.9716			0.0000			0.0000
Off-Road	0.9225	9.4672	5.7517	0.0141		0.4360	0.4360		0.4011	0.4011	0.0000	1,362.5909	1,362.5909	0.4407		1,373.6081
<b>Total</b>	<b>0.9225</b>	<b>9.4672</b>	<b>5.7517</b>	<b>0.0141</b>	<b>1.7877</b>	<b>0.4360</b>	<b>2.2237</b>	<b>0.9716</b>	<b>0.4011</b>	<b>1.3727</b>	<b>0.0000</b>	<b>1,362.5909</b>	<b>1,362.5909</b>	<b>0.4407</b>		<b>1,373.6081</b>

**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	5.8445	1.3326	0.0208	0.5854	0.0418	0.6272	0.1605	0.0400	0.2005		2,277.3076	2,277.3076	0.1207	0.3613	2,388.0038
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
Worker	0.0296	0.0223	0.2891	7.7000e-004	0.0894	5.7000e-004	0.0900	0.0237	5.3000e-004	0.0242		78.3043	78.3043	2.2800e-003	2.1400e-003	78.9987
<b>Total</b>	<b>0.1817</b>	<b>5.8668</b>	<b>1.6217</b>	<b>0.0216</b>	<b>0.6748</b>	<b>0.0424</b>	<b>0.7172</b>	<b>0.1842</b>	<b>0.0405</b>	<b>0.2247</b>		<b>2,355.6119</b>	<b>2,355.6119</b>	<b>0.1230</b>	<b>0.3635</b>	<b>2,467.0025</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.4 Parking Garage - 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	0.5625	3.8508	4.3674	7.0900e-003		0.1777	0.1777		0.1714	0.1714		596.6760	596.6760	0.1227		599.7437
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5625</b>	<b>3.8508</b>	<b>4.3674</b>	<b>7.0900e-003</b>		<b>0.1777</b>	<b>0.1777</b>		<b>0.1714</b>	<b>0.1714</b>		<b>596.6760</b>	<b>596.6760</b>	<b>0.1227</b>		<b>599.7437</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
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
Worker	0.0556	0.0419	0.5421	1.4500e-003	0.1677	1.0700e-003	0.1687	0.0445	9.9000e-004	0.0455		146.8205	146.8205	4.2700e-003	4.0100e-003	148.1225
<b>Total</b>	<b>0.0556</b>	<b>0.0419</b>	<b>0.5421</b>	<b>1.4500e-003</b>	<b>0.1677</b>	<b>1.0700e-003</b>	<b>0.1687</b>	<b>0.0445</b>	<b>9.9000e-004</b>	<b>0.0455</b>		<b>146.8205</b>	<b>146.8205</b>	<b>4.2700e-003</b>	<b>4.0100e-003</b>	<b>148.1225</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.4 Parking Garage - 2022**

**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	0.5625	3.8508	4.3674	7.0900e-003		0.1777	0.1777		0.1714	0.1714	0.0000	596.6760	596.6760	0.1227		599.7437
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5625</b>	<b>3.8508</b>	<b>4.3674</b>	<b>7.0900e-003</b>		<b>0.1777</b>	<b>0.1777</b>		<b>0.1714</b>	<b>0.1714</b>	<b>0.0000</b>	<b>596.6760</b>	<b>596.6760</b>	<b>0.1227</b>		<b>599.7437</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
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
Worker	0.0556	0.0419	0.5421	1.4500e-003	0.1677	1.0700e-003	0.1687	0.0445	9.9000e-004	0.0455		146.8205	146.8205	4.2700e-003	4.0100e-003	148.1225
<b>Total</b>	<b>0.0556</b>	<b>0.0419</b>	<b>0.5421</b>	<b>1.4500e-003</b>	<b>0.1677</b>	<b>1.0700e-003</b>	<b>0.1687</b>	<b>0.0445</b>	<b>9.9000e-004</b>	<b>0.0455</b>		<b>146.8205</b>	<b>146.8205</b>	<b>4.2700e-003</b>	<b>4.0100e-003</b>	<b>148.1225</b>



10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.5 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	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.939 3	1,103.939 3	0.3570		1,112.865 2
<b>Total</b>	<b>0.6863</b>	<b>7.0258</b>	<b>7.1527</b>	<b>0.0114</b>		<b>0.3719</b>	<b>0.3719</b>		<b>0.3422</b>	<b>0.3422</b>		<b>1,103.939 3</b>	<b>1,103.939 3</b>	<b>0.3570</b>		<b>1,112.865 2</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0525	1.3771	0.4691	5.2900e-003	0.1729	0.0126	0.1856	0.0498	0.0121	0.0619		568.4598	568.4598	0.0189	0.0820	593.3663
Worker	0.4778	0.3600	4.6616	0.0125	1.4419	9.2300e-003	1.4511	0.3824	8.4900e-003	0.3909		1,262.656 1	1,262.656 1	0.0368	0.0345	1,273.853 6
<b>Total</b>	<b>0.5303</b>	<b>1.7371</b>	<b>5.1308</b>	<b>0.0178</b>	<b>1.6149</b>	<b>0.0219</b>	<b>1.6367</b>	<b>0.4322</b>	<b>0.0206</b>	<b>0.4528</b>		<b>1,831.115 9</b>	<b>1,831.115 9</b>	<b>0.0557</b>	<b>0.1165</b>	<b>1,867.219 9</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.5 Building Construction - 2022**

**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	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.939 3	1,103.939 3	0.3570		1,112.865 2
<b>Total</b>	<b>0.6863</b>	<b>7.0258</b>	<b>7.1527</b>	<b>0.0114</b>		<b>0.3719</b>	<b>0.3719</b>		<b>0.3422</b>	<b>0.3422</b>	<b>0.0000</b>	<b>1,103.939 3</b>	<b>1,103.939 3</b>	<b>0.3570</b>		<b>1,112.865 2</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0525	1.3771	0.4691	5.2900e-003	0.1729	0.0126	0.1856	0.0498	0.0121	0.0619		568.4598	568.4598	0.0189	0.0820	593.3663
Worker	0.4778	0.3600	4.6616	0.0125	1.4419	9.2300e-003	1.4511	0.3824	8.4900e-003	0.3909		1,262.656 1	1,262.656 1	0.0368	0.0345	1,273.853 6
<b>Total</b>	<b>0.5303</b>	<b>1.7371</b>	<b>5.1308</b>	<b>0.0178</b>	<b>1.6149</b>	<b>0.0219</b>	<b>1.6367</b>	<b>0.4322</b>	<b>0.0206</b>	<b>0.4528</b>		<b>1,831.115 9</b>	<b>1,831.115 9</b>	<b>0.0557</b>	<b>0.1165</b>	<b>1,867.219 9</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.5 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	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
<b>Total</b>	<b>0.6322</b>	<b>6.4186</b>	<b>7.0970</b>	<b>0.0114</b>		<b>0.3203</b>	<b>0.3203</b>		<b>0.2946</b>	<b>0.2946</b>		<b>1,104.6089</b>	<b>1,104.6089</b>	<b>0.3573</b>		<b>1,113.5402</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0300	1.0851	0.4141	5.0300e-003	0.1730	5.2400e-003	0.1782	0.0498	5.0100e-003	0.0548		541.6748	541.6748	0.0180	0.0780	565.3560
Worker	0.4436	0.3179	4.2852	0.0121	1.4419	8.6700e-003	1.4506	0.3824	7.9900e-003	0.3904		1,222.0861	1,222.0861	0.0330	0.0318	1,232.3874
<b>Total</b>	<b>0.4736</b>	<b>1.4030</b>	<b>4.6993</b>	<b>0.0171</b>	<b>1.6149</b>	<b>0.0139</b>	<b>1.6288</b>	<b>0.4322</b>	<b>0.0130</b>	<b>0.4452</b>		<b>1,763.7610</b>	<b>1,763.7610</b>	<b>0.0510</b>	<b>0.1098</b>	<b>1,797.7433</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.5 Building Construction - 2023**

**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	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
<b>Total</b>	<b>0.6322</b>	<b>6.4186</b>	<b>7.0970</b>	<b>0.0114</b>		<b>0.3203</b>	<b>0.3203</b>		<b>0.2946</b>	<b>0.2946</b>	<b>0.0000</b>	<b>1,104.6089</b>	<b>1,104.6089</b>	<b>0.3573</b>		<b>1,113.5402</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0300	1.0851	0.4141	5.0300e-003	0.1730	5.2400e-003	0.1782	0.0498	5.0100e-003	0.0548		541.6748	541.6748	0.0180	0.0780	565.3560
Worker	0.4436	0.3179	4.2852	0.0121	1.4419	8.6700e-003	1.4506	0.3824	7.9900e-003	0.3904		1,222.0861	1,222.0861	0.0330	0.0318	1,232.3874
<b>Total</b>	<b>0.4736</b>	<b>1.4030</b>	<b>4.6993</b>	<b>0.0171</b>	<b>1.6149</b>	<b>0.0139</b>	<b>1.6288</b>	<b>0.4322</b>	<b>0.0130</b>	<b>0.4452</b>		<b>1,763.7610</b>	<b>1,763.7610</b>	<b>0.0510</b>	<b>0.1098</b>	<b>1,797.7433</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.6 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	14.6397					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3833	2.6060	3.6222	5.9400e-003		0.1416	0.1416		0.1416	0.1416		562.8961	562.8961	0.0337		563.7380
<b>Total</b>	<b>15.0230</b>	<b>2.6060</b>	<b>3.6222</b>	<b>5.9400e-003</b>		<b>0.1416</b>	<b>0.1416</b>		<b>0.1416</b>	<b>0.1416</b>		<b>562.8961</b>	<b>562.8961</b>	<b>0.0337</b>		<b>563.7380</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
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
Worker	0.0894	0.0641	0.8637	2.4400e-003	0.2906	1.7500e-003	0.2924	0.0771	1.6100e-003	0.0787		246.3119	246.3119	6.6500e-003	6.4100e-003	248.3882
<b>Total</b>	<b>0.0894</b>	<b>0.0641</b>	<b>0.8637</b>	<b>2.4400e-003</b>	<b>0.2906</b>	<b>1.7500e-003</b>	<b>0.2924</b>	<b>0.0771</b>	<b>1.6100e-003</b>	<b>0.0787</b>		<b>246.3119</b>	<b>246.3119</b>	<b>6.6500e-003</b>	<b>6.4100e-003</b>	<b>248.3882</b>



10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.6 Architectural Coating - 2023**

**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	14.6397					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3833	2.6060	3.6222	5.9400e-003		0.1416	0.1416		0.1416	0.1416	0.0000	562.8961	562.8961	0.0337		563.7380
<b>Total</b>	<b>15.0230</b>	<b>2.6060</b>	<b>3.6222</b>	<b>5.9400e-003</b>		<b>0.1416</b>	<b>0.1416</b>		<b>0.1416</b>	<b>0.1416</b>	<b>0.0000</b>	<b>562.8961</b>	<b>562.8961</b>	<b>0.0337</b>		<b>563.7380</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
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
Worker	0.0894	0.0641	0.8637	2.4400e-003	0.2906	1.7500e-003	0.2924	0.0771	1.6100e-003	0.0787		246.3119	246.3119	6.6500e-003	6.4100e-003	248.3882
<b>Total</b>	<b>0.0894</b>	<b>0.0641</b>	<b>0.8637</b>	<b>2.4400e-003</b>	<b>0.2906</b>	<b>1.7500e-003</b>	<b>0.2924</b>	<b>0.0771</b>	<b>1.6100e-003</b>	<b>0.0787</b>		<b>246.3119</b>	<b>246.3119</b>	<b>6.6500e-003</b>	<b>6.4100e-003</b>	<b>248.3882</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	2.5231	2.7613	25.1133	0.0542	5.9117	0.0403	5.9520	1.5747	0.0375	1.6122		5,531.559 1	5,531.559 1	0.3921	0.2443	5,614.161 8
Unmitigated	2.5231	2.7613	25.1133	0.0542	5.9117	0.0403	5.9520	1.5747	0.0375	1.6122		5,531.559 1	5,531.559 1	0.3921	0.2443	5,614.161 8

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	739.84	667.76	556.24	2,403,332	2,403,332
Enclosed Parking with Elevator	0.00	0.00	0.00		
Strip Mall	147.05	139.49	67.79	256,183	256,183
<b>Total</b>	<b>886.89</b>	<b>807.25</b>	<b>624.03</b>	<b>2,659,515</b>	<b>2,659,515</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Enclosed Parking with Elevator	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Strip Mall	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.0364	0.3109	0.1329	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7372	396.7372	7.6000e-003	7.2700e-003	399.0948
NaturalGas Unmitigated	0.0364	0.3109	0.1329	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7372	396.7372	7.6000e-003	7.2700e-003	399.0948

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	3357.45	0.0362	0.3094	0.1317	1.9700e-003		0.0250	0.0250		0.0250	0.0250		394.9940	394.9940	7.5700e-003	7.2400e-003	397.3412
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
Strip Mall	14.8174	1.6000e-004	1.4500e-003	1.2200e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		1.7432	1.7432	3.0000e-005	3.0000e-005	1.7536
<b>Total</b>		<b>0.0364</b>	<b>0.3109</b>	<b>0.1329</b>	<b>1.9800e-003</b>		<b>0.0251</b>	<b>0.0251</b>		<b>0.0251</b>	<b>0.0251</b>		<b>396.7372</b>	<b>396.7372</b>	<b>7.6000e-003</b>	<b>7.2700e-003</b>	<b>399.0948</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**5.2 Energy by Land Use - NaturalGas**

**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	3.35745	0.0362	0.3094	0.1317	1.9700e-003		0.0250	0.0250		0.0250	0.0250		394.9940	394.9940	7.5700e-003	7.2400e-003	397.3412
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
Strip Mall	0.0148174	1.6000e-004	1.4500e-003	1.2200e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		1.7432	1.7432	3.0000e-005	3.0000e-005	1.7536
<b>Total</b>		<b>0.0364</b>	<b>0.3109</b>	<b>0.1329</b>	<b>1.9800e-003</b>		<b>0.0251</b>	<b>0.0251</b>		<b>0.0251</b>	<b>0.0251</b>		<b>396.7372</b>	<b>396.7372</b>	<b>7.6000e-003</b>	<b>7.2700e-003</b>	<b>399.0948</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

No Hearths Installed



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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4330	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622	0.0000	20.2195	20.2195	0.0194	0.0000	20.7052
Unmitigated	2.4330	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622	0.0000	20.2195	20.2195	0.0194	0.0000	20.7052

**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	0.1725					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9226					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	0.3379	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622		20.2195	20.2195	0.0194		20.7052
<b>Total</b>	<b>2.4330</b>	<b>0.1293</b>	<b>11.2231</b>	<b>5.9000e-004</b>		<b>0.0622</b>	<b>0.0622</b>		<b>0.0622</b>	<b>0.0622</b>	<b>0.0000</b>	<b>20.2195</b>	<b>20.2195</b>	<b>0.0194</b>	<b>0.0000</b>	<b>20.7052</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	0.1725					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9226					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	0.3379	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622		20.2195	20.2195	0.0194		20.7052
<b>Total</b>	<b>2.4330</b>	<b>0.1293</b>	<b>11.2231</b>	<b>5.9000e-004</b>		<b>0.0622</b>	<b>0.0622</b>		<b>0.0622</b>	<b>0.0622</b>	<b>0.0000</b>	<b>20.2195</b>	<b>20.2195</b>	<b>0.0194</b>	<b>0.0000</b>	<b>20.7052</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**Fire Pumps and Emergency Generators**

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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## REFERRAL FORMS:

# TRANSPORTATION STUDY ASSESSMENT

## DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

**RELATED CODE SECTION:** Los Angeles Municipal Code Section 16.05 and various code sections.

**PURPOSE:** The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

### **GENERAL INFORMATION**

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with the Department of City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <http://ladot.lacity.org>.
- A transportation study is not needed for the following project applications:
  - Ministerial / by-right projects
  - Discretionary projects limited to a request for change in hours of operation
  - Tenant improvement within an existing shopping center for change of tenants
  - Any project only installing a parking lot or parking structure
  - Time extension
  - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT.

### **SPECIAL REQUIREMENTS**

When submitting this referral form to LADOT, include the completed documents listed below.

- Copy of Department of City Planning Application (CP-7771.1).
- Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- Copy of project-specific VMT Calculator<sup>1</sup> analysis results.

**TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW**

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

**Metro**  
213-972-8482  
100 S. Main St, 9<sup>th</sup> Floor  
Los Angeles, CA 90012

**West LA**  
213-485-1062  
7166 W. Manchester Blvd  
Los Angeles, CA 90045

**Valley**  
818-374-4699  
6262 Van Nuys Blvd, 3<sup>rd</sup> Floor  
Van Nuys, CA 91401

**1. PROJECT INFORMATION**

Case Number: ENV-2021-3407-CE and DIR-2021-3405-TOC-SPR-HCA

Address: 10626 Venice Boulevard

Project Description: Construct 122 market rate apts, 14 affordable apts. & approximately 5,528 s.f. restaurant


Seeking Existing Use Credit (will be calculated by LADOT): Yes  No  Not sure

Applicant Name: Matthew Hayden

Applicant E-mail: matthew@haydenplanning.com Applicant Phone: (310) 614-2964

Planning Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**2. PROJECT REFERRAL TABLE**

	Land Use (list all)	Size / Unit	Daily Trips <sup>1</sup>
Proposed <sup>1</sup>	Apartments	122	
	Affordable Apartments	14	
	Restaurant (high-turnover sit-down)	5,528	
	<i>Total trips<sup>1</sup>:</i>		
<p><b>a.</b> Does the proposed project involve a discretionary action? <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span></p> <p><b>b.</b> Would the proposed project generate 250 or more daily vehicle trips<sup>2</sup>? <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span></p> <p><b>c.</b> 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 heavy rail, light rail, or bus rapid transit station<sup>3</sup>? <span style="float: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span></p> <p>If <b>YES</b> to <b>a.</b> and <b>b.</b> or <b>c.</b>, or to <b>all</b> of the above, the Project <u>must</u> be referred to LADOT for further assessment.</p> <p>Verified by: Planning Staff Name: <u>More Song</u> Phone: <u>(213) 978-1319</u></p> <p style="text-align: center;">Signature: <u></u> Date: <u>July 14, 2021</u></p>			

<sup>1</sup> Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

<sup>2</sup> To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

<sup>3</sup> Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.



**TO BE COMPLETED BY LADOT**

**3. PROJECT INFORMATION**

	Land Use (list all)	Size / Unit	Daily Trips	
Proposed	Apartments	122		
	Affordable Apartments	14		
	Restaurant(s)	5,528		
	<i>Total new trips:</i>			857
Existing	Gas Station	14 service positions		
	Medical Dental Office	1,456 sf		
	Auto Repair (2)	2,860 sf total		
	Apartments 6 units	<i>Total existing trips:</i>		
	<i>Net Increase / Decrease (+ or -)</i>			1,853
			-996	

- a. Is the project a single retail use that is less than 50,000 square feet? Yes  No
- b. Would the project generate a net increase of 250 or more daily vehicle trips? Yes  No
- c. Would the project result in a net increase in daily VMT? Yes  No
- d. 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 heavy rail, light rail, or bus rapid transit station? Yes  No
- e. Does the project trigger Site Plan Review (LAMC 16.05)? Yes  No
- f. Project size:
  - i. Does the project contain a lot that is 0.5-acre or more in total gross area? Yes  No
  - ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? Yes  No
  - iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? Yes  No

**VMT Analysis (CEQA Review)**

If **YES** to a. and **NO** to d. a VMT analysis is **NOT** required.  
 If **YES** to both b. and c.; or to d. a VMT analysis **is** required.

**Access, Safety, and Circulation Assessment (Corrective Conditions)**

If **YES** to b., a project access, safety, and circulation evaluation may be required.  
 If **YES** to b. and e. and either f.i., f.ii., or f.iii., an access assessment may be required.

LADOT Comments:

*Please contact LABOE For any potential Right-of-Way dedication and/or improvement requirements for the project. Also, submit dimensioned site/Driveway plans (1"=40')*  
*to the Westchester Development Review office for final Driveway review and recommendation.*

Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TDM Requirements: Yes  No


Fee Calculation Estimate: N/A

VMT Analysis Required (Question b. satisfied): Yes  No

Access, Safety, and Circulation Evaluation Required (Question b. satisfied): Yes  No

Access Assessment Required (Question b., e., and either f.i., f.ii. or f.iii satisfied): Yes  No

Prepared by DOT Staff Name: Pedro B. Ayala Phone: (213) 485-1062

Signature:  Date: 7/15/21: Thursday

LADOT Case No. Other WLA21-111476

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

## Project Information

Project:

Scenario:  [www](#)

Address:  [📍](#)



## Existing Land Use

Land Use Type	Value	Unit
Retail   Auto Repair	2.86	ksf
Housing   Multi-Family	6	DU
Retail   Auto Repair	2.86	ksf
Office   Medical Office	1.456	ksf
(custom) gas station   Daily	2408	Trips
(custom) gas station   HBW-Attraction Split	5	Percent
(custom) gas station   HBO-Attraction Split	51	Percent
(custom) gas station   NHB-Attraction Split	22	Percent
(custom) gas station   HBW-Production Split	0	Percent
(custom) gas station   HBO-Production Split	0	Percent
(custom) gas station   NHB-Production Split	22	Percent
(custom) gas station   Daily	0	Residents
(custom) gas station   Daily	1	Employees
(custom) gas station   Daily	Retail	Retail/Non-Re

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   Fast-Food Restaurant	5.528	ksf
Retail   Fast-Food Restaurant	5.528	ksf
Housing   Multi-Family	122	DU
Housing   Affordable Housing - Family	14	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
<b>1,853</b> Daily Vehicle Trips	<b>857</b> Daily Vehicle Trips
<b>13,454</b> Daily VMT	<b>5,761</b> 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 -996  
Net Daily Trips

The net increase in daily VMT ≤ 0 -7,693  
Net Daily VMT

The proposed project consists of only retail land uses ≤ 50,000 square feet total. 5.528  
ksf

**The proposed project is not required to perform VMT analysis.**

Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

Yes  No



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## APPENDIX E – RELATED PROJECTS

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**RELATED PROJECTS**

Centroid Info: PROJ ID: 51705  
 Address: 10626 W VENICE BLVD  
 LOS ANGELES, CA 90232  
 Lat/Long: 34.0188, -118.406

Buffer Radius:

Include NULL "Trip info":   
 Include NULL "FirstStudySubmittalDate" (latest):   
 Include "Inactive" projects:   
 Include "Do not show in Related Project":

Net\_AM\_Trips - Select -   
 Net\_PM\_Trips - Select -   
 Net\_Daily\_Trips - Select -

Record Count: 14 | Record Per Page:

Results generated since: (11/1/2021 1:34:30 PM)

Proj ID	Office	Area	CD	Year	Project Title	Project Desc	Address	First Study Submittal Date	Inactive	Do not show in Related Project	Distance (mile)	Trip Info
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Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
Retail	S.F. Gross Area	2000	1	9		0	1	4	5
Apartments	Total Units	85	41	41		8	33	26	15
			<b>42</b>	<b>50</b>	<b>0</b>		<b>8</b>	<b>34</b>	<b>30</b>

Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
Apartments	Total Units	126	64	78	838	13	51	51	27
Office	S.F. Gross Area	23000	35	34	253	31	4	6	28
Retail	S.F. Gross Area	9000	9	33	386	5	4	16	17
Other	S.F. Gross Area	4500	52	50	572	27	25	30	20
Other	S.F. Gross Area	4500	4	34	405	2	2	23	11
Office	S.F. Gross Area	10100	-16	-15	-111	-14	-2	-3	-12
			<b>148</b>	<b>214</b>	<b>2343</b>		<b>64</b>	<b>84</b>	<b>123</b>

Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
Gas Station	Fueling Positions	12	61	105	977	30	30	52	52
			<b>61</b>	<b>105</b>	<b>977</b>		<b>30</b>	<b>30</b>	<b>52</b>

Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
Mixed Use	Other	20	59	430	-5	25	41	18	
			<b>20</b>	<b>59</b>	<b>430</b>		<b>-5</b>	<b>25</b>	<b>41</b>



<a href="#">45237</a>	Westchester	WLA	5	2016	New Starbucks Coffee Shop	Vacant Lot to New Drive-Thru Only Starbucks with Outdoor Seating	3505 S SEPULVEDA BL	06/08/2017	<input type="checkbox"/>	<input type="checkbox"/>	0.9	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Other	S.F. Gross Area	1080	109	46	884	56	53	23	23
															<b>109</b>	<b>46</b>	<b>884</b>		<b>56</b>	<b>53</b>	<b>23</b>

<a href="#">46948</a>	Westchester	WLA	5	2018	Mixed-Use: Residential & Restaurant	new Mixed-Use, 187-Unit Apartment & 5 KSF HiTurnover Restaurant Project	3664 S OVERLAND AV	05/25/2018	<input type="checkbox"/>	<input type="checkbox"/>	0.3	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Mixed Use	Total Units	187	67	96	974	21	46	60	36
															<b>67</b>	<b>96</b>	<b>974</b>		<b>21</b>	<b>46</b>	<b>60</b>

<a href="#">48173</a>	Westchester	WLA	5	2019	Mixed-Use: Residential & Commercial	new 7-story, Mixed-Use: 119-Unit Multifamily housing & 2 ksf Restaurant	3577 S OVERLAND AV	06/13/2019	<input type="checkbox"/>	<input type="checkbox"/>	0.4	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Mixed Use	Total Units	119	37	45	478	12	25	29	16
															<b>37</b>	<b>45</b>	<b>478</b>		<b>12</b>	<b>25</b>	<b>29</b>

<a href="#">49495</a>	Westchester	WLA	5	2020	Mixed-Use: Sepulveda Blvd. & Palms Blvd.	5-Story, 409 Apts (inc. 11% affordable) & 60 ksf Retail & Restaura	3443 S SEPULVEDA BL	02/05/2020	<input type="checkbox"/>	<input type="checkbox"/>	1.0	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Mixed Use	Total Units	445	104	221	2502	6	98	125	96
															<b>104</b>	<b>221</b>	<b>2502</b>		<b>6</b>	<b>98</b>	<b>125</b>

<a href="#">47180</a>	Westchester	WLA	5	2018	New 8 Story Mixed-Use Bldg	New 8 Story 79-Unit Apartment Bldg with ground floor Restaurant	10424 W VENICE BLVD	10/03/2018	<input type="checkbox"/>	<input type="checkbox"/>	0.1	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Mixed Use	Other	29	28	382	7	22	20	8	
															<b>29</b>	<b>28</b>	<b>382</b>		<b>7</b>	<b>22</b>	<b>20</b>

<a href="#">47648</a>	Westchester	WLA	5	2018	Apartments, 78 Units	new 7-story, 78-Unit Apt bldg attach to exist 7-story, 86-Unit Apt bldg	3838 S DUNN DR	11/12/2018	<input type="checkbox"/>	<input type="checkbox"/>	0.5	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Apartments	Total Units	78	27	32	403	7	20	20	12
															<b>27</b>	<b>32</b>	<b>403</b>		<b>7</b>	<b>20</b>	<b>20</b>

<a href="#">46672</a>	Westchester	WLA	5	2017	New 74 Unit Apt Building	New 74 Unit Building replaces existing 5 SF Houses	3739 S CARDIFF AV	02/28/2018	<input type="checkbox"/>	<input type="checkbox"/>	0.7	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Apartments	Total Units	74	28	33	362	6	22	22	11
															<b>28</b>	<b>33</b>	<b>362</b>		<b>6</b>	<b>22</b>	<b>22</b>

<a href="#">44720</a>	Westchester	WLA	5	2016	Mixed-Use (Residential & Retail)	7-story, Mixed-Use Bldg: 108-Unit Condo & 3,600 SF ground floor Retail	10375 W WASHINGTON BLVD	01/30/2017	<input type="checkbox"/>	<input type="checkbox"/>	0.2	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Mixed Use	Other	32	42	579	-3	35	31	11	
															<b>32</b>	<b>42</b>	<b>579</b>		<b>-3</b>	<b>35</b>	<b>31</b>

<a href="#">42422</a>	Westchester	WLA	5	2014	New 7 Story (86 Apts)	7-Story Apt Building with 86 Apts over Ground Floor Parking Garage.	3822 S DUNN DR	09/23/2014	<input type="checkbox"/>	<input type="checkbox"/>	0.5	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Apartments		86	42	50	543	9	33	32	18
															<b>42</b>	<b>50</b>	<b>543</b>		<b>9</b>	<b>33</b>	<b>32</b>

<a href="#">50336</a>	Metro	WLA	5	2020	Culver Tower	188 du multi-family & 19 du affordable housing	3841 S Dunn Dr	12/03/2020	<input type="checkbox"/>	<input type="checkbox"/>	0.5	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Apartments	Occupied Units	188	25	-20	96	-7	32	-2	-18
												Apartments	Occupied Units	19							

			25	-20	96		-7	32	-2
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## APPENDIX F – CLOSURE LETTER

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# California Regional Water Quality Control Board

## Los Angeles Region



nda S. Adams  
al/EPA Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013  
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: <http://www.waterboards.ca.gov/losangeles>

Arnold Schwarzenegger  
Governor

April 17, 2008

Mr. Allen Gimenez  
Winall Oil Company  
1338 E. 29<sup>th</sup> Street  
Signal Hill, CA 92649

**UNDERGROUND STORAGE TANK PROGRAM – CASE CLOSURE  
WINALL STATION #18  
10646 VENICE BOULEVARD, CULVER CITY (I.D.#902320043)(USTCF #10285)**

This letter confirms the completion of a site investigation and corrective action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground tank(s) site is in compliance with the requirements of subdivision (a) and (b) of section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of section 25296.10 of the Health and Safety Code.

Because the subject site is currently an active gasoline service station, we recommend that you properly maintain all or some existing monitoring wells onsite, so that they would be available should further monitoring be deemed necessary. However, if you choose to abandon these wells, you must comply with the followings:

1. All wells must be located and properly abandoned.
2. Well abandonment permits must be obtained from the Los Angeles County Department of Public Health, Environmental Health Division, and all other necessary permits must be obtained from the appropriate agencies prior to the start of work.
3. You must submit a report on the abandonment of the wells to this office by **July 1, 2008**. This report must include, at a minimum, a site map, a description of the well abandonment process, and copies of all signed permits.

*California Environmental Protection Agency*



*Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.*

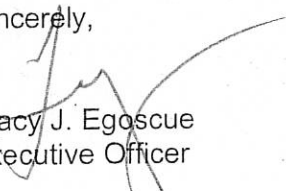
Mr. Allen Giminez  
Winall Oil Company

-2-

April 17, 2008

**Please contact Mr. Jay C. Huang at (213) 576-6711 if you have any questions regarding this matter.**

Sincerely,

  
Tracy J. Egoscue  
Executive Officer

cc: Yvonne Shanks, State Water Resources Control Board, Underground Storage Tank  
Cleanup Fund  
Tim Smith, Los Angeles County Department of Public Works, Environmental Program  
Division  
Kurt Souza, State Department of Health Services  
Hari Patel, State Water Resources Control Board, UST Cleanup Fund  
Craig Perkins, Environmental & Public Works, City of Santa Monica  
Rob Saperstein, Hatch and Parent  
Toby Moore, Golden State Water Company  
James Farrow, WorleyParsons Komex  
Joe Lentini, Shell Oil Products US  
Mike Bauer, Chevron Products Company  
Darrell Fah, BP/ARCO  
Todd Normane, Atlantic Richfield Corporation  
Matthew T. Heartney, Arnold & Porter  
John Batchelder, EnviroSolve  
Michael Mailloux, Unocal Corporation  
Chris Panaitescu, Thrifty Oil Co.  
Mark Gilmartin, Counsel for Thrifty Oil Co.  
Jack Fraim, Cedar Creek Consulting  
Mark Aebi, ConocoPhillips  
Terry Vandell, ConocoPhillips  
Kenneth Ehrlich, Jeffer Mangels  
Phillip Tangalakis, Tangalakis & Tangalakis  
Mark Novak, Novak & Bases, LLP  
Carol Haynes, Economy Environmental, Inc

*California Environmental Protection Agency*



Recycled Paper

*Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.*



## **TREE REPORT**

for

**10626-10646 Venice Blvd.,  
Culver City, CA 90232**

Owner:

Wiseman Development  
11601 Santa Monica Blvd  
Los Angeles, CA. 90025

Prepared by  
**Harmony Gardens**  
12224 Addison Street  
Valley Village, CA 91607  
Phone (818) 505-9783  
Shelley Sparks, RLA # 2896, ASLA  
ISA Certified Arborist #WE-10883A

May 4, 2021

## **TABLE OF CONTENTS**

Background, Street Trees, Site Conditions	3
Existing Trees in Public Right of Way	4
Existing Trees on Private Property	6
Site Survey	10
Summary of Trees	11
Certification Page	12

## **BACKGROUND**

According to Ordinance 177404 the following trees native tree species are protected: Oak trees including indigenous Oaks (*Quercus spp.*), Southern California Black Walnut (*Juglans californica*), Western Sycamore (*Platanus racemosa*) and California Bay Tree (*Umbellularia californica*). Trees that are to be retained on the site need to be protected during any grading process to within 5' of the drip line of the tree to preclude potential damage to the tree. Non-protected trees of 8" caliper or larger need to be noted too.

The protected trees may be relocated or removed upon prior approval of removal if a) its presence prevents the reasonable development of the property, b) the health of the tree is in decline and its restoration is not advisable or feasible c) It is in danger of falling d) It interferes with proposed utility or roadways within or without property e) It has no apparent aesthetic value that will contribute to the appearance and design of a proposed subdivision.

Should a protected tree need to be removed, the first choice would be relocation elsewhere on the same property where the relocation is economically reasonable and favorable to the survival of the tree. Measures may need to be taken to mitigate adverse effects on the tree.

Should a protected tree need to be removed and relocation is not an option, trees of the protected tree species must be replaced within the property by at least four trees of a protected variety with 24" box or larger trees. The size and number of replacement trees shall approximate the value of the tree to be replaced.

## **STREET TREES**

If a street tree requires removal from the site it is necessary to contact the Urban Forestry Division, Bureau of Street Services for the city of Los Angeles at 213-847-3077.

## **LIMITS OF THE ASSIGNMENT**

The investigation is limited to visual inspection of subject trees.

## **SITE CONDITIONS**

The 25,529 S.F. lot at 10626-10646 Venice Blvd. is flat and contain a gas station and multifamily housing building. A mixed use building with 109 unit apartment building is proposed for the lot.

The tree survey was conducted on September 3, 2020. Trees in the public right of way and on the site are only unprotected species. Trees in the public right of way were *Eriobotrya deflexa* and *Cupaniopsis anacardiodes*. Trees on the site *Yucca elephantipes*, *Thuja occidentalis*, *Cupaniopsis anacardiodes*, *Pinus thunbergii* and *Citrus limon*. All trees were tagged. The trees in the public right of way will remain. The trees on site will be removed to accommodate the new construction. There are no offsite trees immediately adjacent on properties so no trees will be affected by construction. .



## EXISTING TREES IN PUBLIC RIGHT OF WAY

Tree A is *Eriobotrya deflexa*, Bronze Loquat, in good condition. It has caliper of 9-1", standing 6' high and 5' wide. This tree is expected to remain. Should removal be required, application for removal would be obtained through Bureau of Street Services. Urban Forestry would determine replacement value.



Tree B is *Cupaniopsis anacardioides*, Carrotwood Tree in fair condition due to trunk canker. It has a caliper of 12", standing 17' high and 12' wide. This tree is expected to remain. Should removal be required, application for removal would be obtained through Bureau of Street Services. Urban Forestry would determine replacement value.





Tree C is *Cupaniopsis anacardioides*, Carrotwood Tree in fair condition due to vertical splits on the trunk.. It has a caliper of 14", standing 15' high and 10' wide. This tree is expected to remain. Should removal be required, application for removal would be obtained through Bureau of Street Services. Urban Forestry would determine replacement value.



Tree D is *Cupaniopsis anacardioides*, Carrotwood Tree in fair condition due to a leaning posture and imbalanced canopy. It has a caliper of 11", standing 14' high and 10' wide. This tree is expected to remain. Should removal be required, application for removal would be obtained through Bureau of Street Services. Urban Forestry would determine replacement value.





Tree E is *Cupaniopsis anacardiodes*, Carrotwood Tree in poor condition due trunk canker, dieback and sparse foliage. It has a caliper of 7", standing 8' high and 6' wide. This tree is expected to remain. Should removal be required, application for removal would be obtained through Bureau of Street Services, Urban Forestry would determine replacement value.



## EXISTING TREES ON PRIVATE PROPERTY

Tree 1 is *Yucca elephantipes*, Giant Yucca good condition. despite infestation of spider mites. It has calipers of 4-3", standing 10' high and 8' wide. This tree will be removed to make way for new construction. Replacement value is one 24" box tree.





Tree 2 is *Thuja occidentalis*, American Arborvitae in fair condition due to a black sooty mold and insect infestation that manifests as brown needles. It has a caliper of 11", standing 16' high and 11' wide. This tree is expected to remain. This tree will be removed to make way for new construction. Replacement value is one 24" box tree. determine replacement value.



Tree 3 is *Cupaniopsis anacardioides*, Carrotwood Tree good condition. It has calipers of 7" and 5", standing 26' high and 12' wide. This tree will be removed to make way for new construction. Replacement value is one 24" box tree.

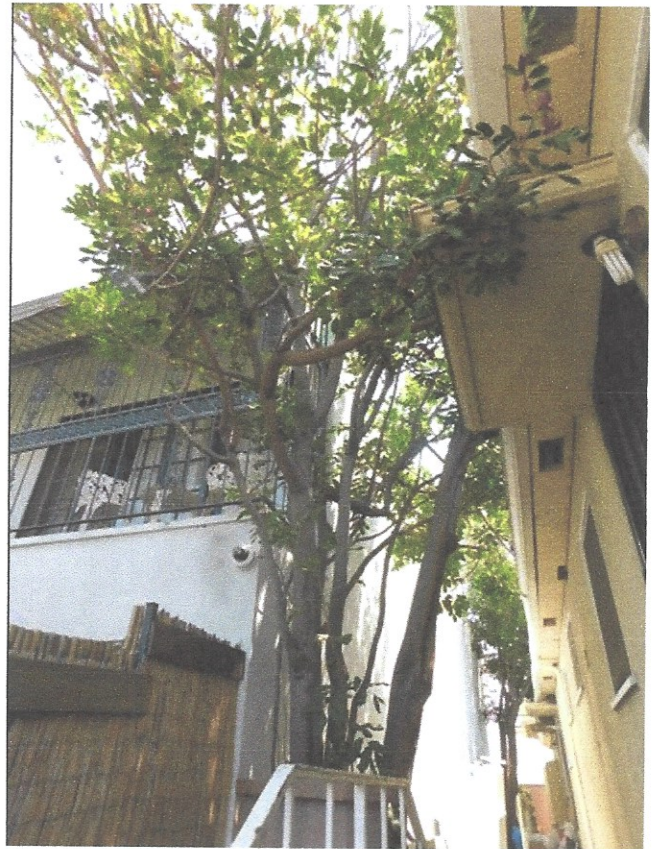




Tree 4 is *Citrus limon*, Lemon Tree in poor condition due to a trunk canker and dieback. It has calipers of 5" and 3-3" standing 19' high and 6' wide. This tree will be removed to make way for new construction. Replacement value is one 24" box tree.

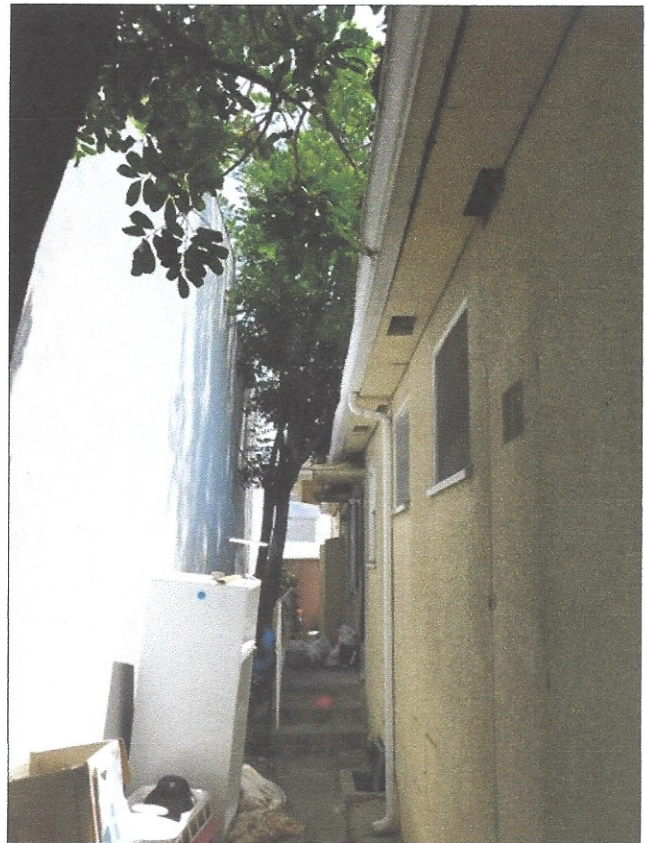


Tree 5 is *Cupaniopsis anacardioides*, Carrotwood Tree in fair condition due to dieback. It has calipers of 8", 6" and 2-4", standing 20' high and 8' wide. This tree will be removed to make way for new construction. Replacement value is one 24" box tree.

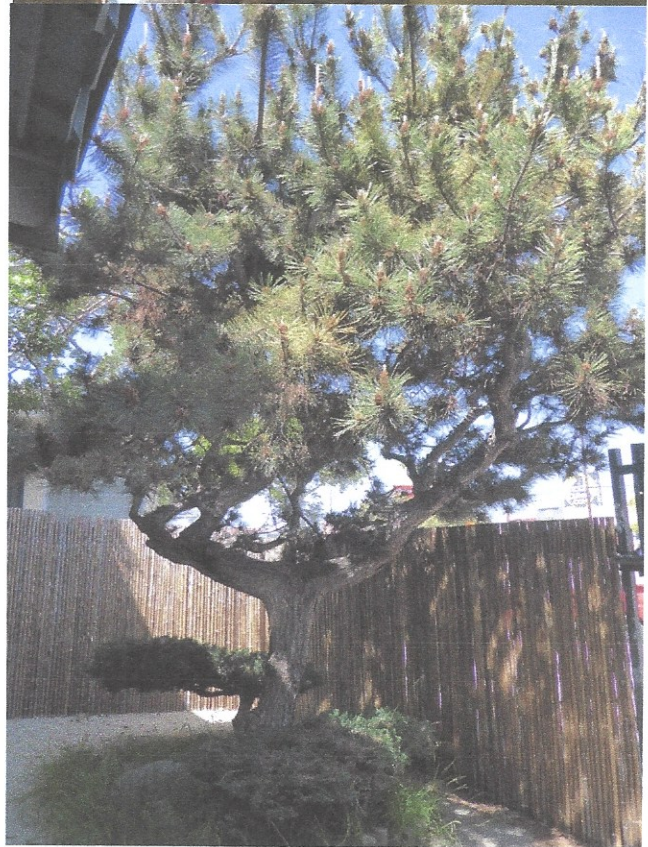




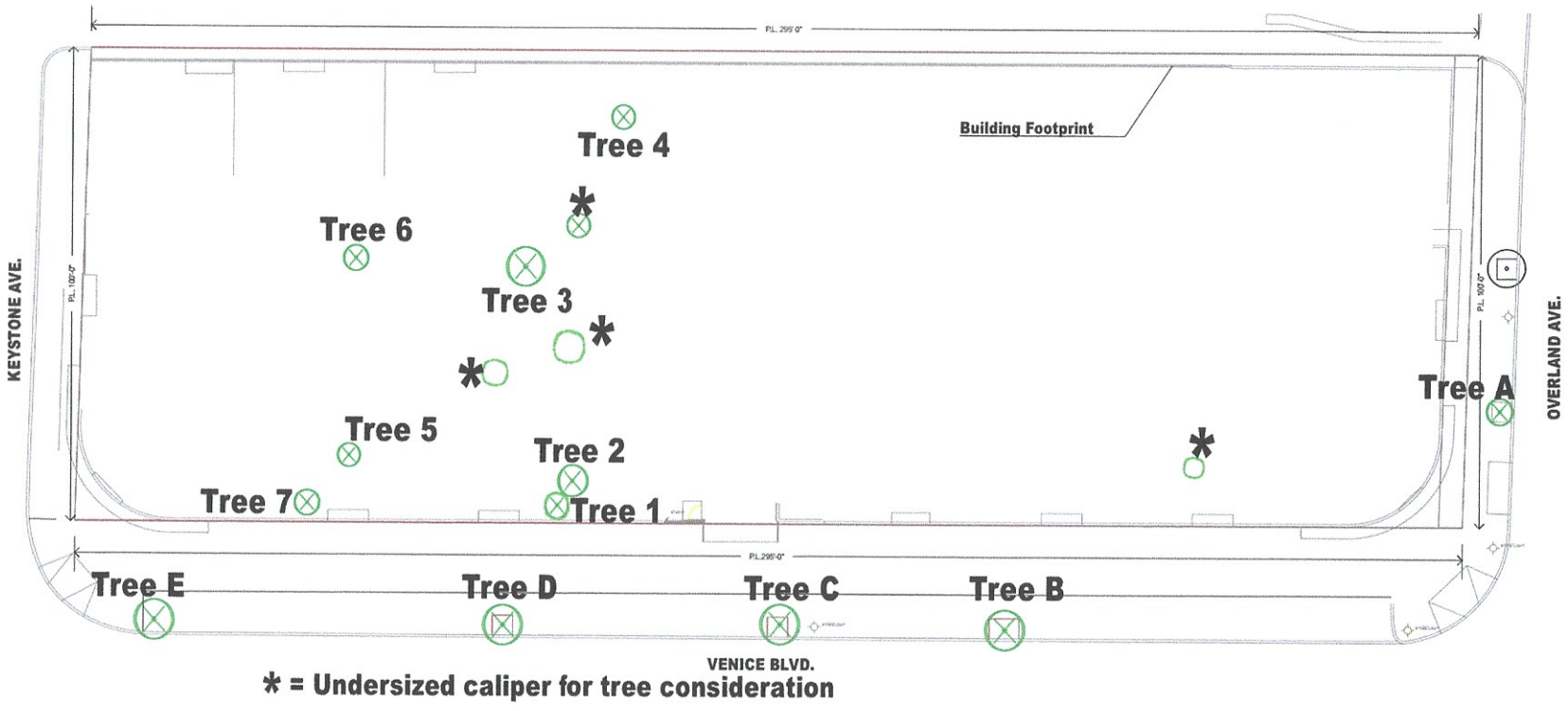
Tree 6 is *Cupaniopsis anacardioides*, Carrotwood Tree in fair condition due to dieback. It has calipers of 9" and 7", standing 22' high and 10' wide. This tree will be removed to make way for new construction. Replacement value is one 24" box tree.



Tree 7 is *Pinus thunbergii*, Japanese Black Pine in fair condition due to brown needles and trunk canker. It has a caliper of 10", standing 9' high and 7' wide. This tree will be removed to make way for new construction. Replacement value is one 24" box tree.



**SITE SURVEY**



Summary of Trees							
Tree	Botanical Name	Common Name	Health	Aesthetic	Comments	Protected	Remove
<b>TREES IN PUBLIC RIGHT OF WAY</b>							
A	<i>Eriobotrya deflexa</i>	Bronze Loquat	Good	Good		No	No
B	<i>Cupaniopsis anacardiodes</i>	Carrotwood Tree	Fair	Good	TC,	No	No
C	<i>Cupaniopsis anacardiodes</i>	Carrotwood Tree	Fair	Good	VS	No	No
D	<i>Cupaniopsis anacardiodes</i>	Carrotwood Tree	Fair	Good	LP	No	No
E	<i>Cupaniopsis anacardiodes</i>	Carrotwood Tree	Poor	Poor	D, TC, SF	No	No
<b>TREES ON PRIVATE PROPERTY</b>							
1	<i>Yucca elephantipes</i>	Giant Yucca	Good	Good		No	Yes
2	<i>Thuja occidentalis</i>	American Arborvitae	Fair	Fair	I, SM	No	Yes
3	<i>Cupaniopsis anacardiodes</i>	Carrotwood Tree	Good	Good		No	Yes
4	<i>Citrus limon</i>	Lemon Tree	Poor	Poor	TC, D	No	Yes
5	<i>Cupaniopsis anacardiodes</i>	Carrotwood Tree	Fair	Fair	D	No	Yes
6	<i>Cupaniopsis anacardiodes</i>	Carrotwood Tree	Fair	Fair	D	No	Yes
7	<i>Pinus thunbergii</i>	Japanese Black Pine	Fair	Good	BN, TC	No	Yes
TC=Trunk Canker, LP=Leaning Posture, VS=Vertical Splits, I=Insect infestation, SM=Spider Mites, D= Dieback, SP= Sparse Foliage, BN= Brown Needles							





CALIFORNIA ARCHITECTS BOARD  
LANDSCAPE ARCHITECTS TECHNICAL COMMITTEE  
3620 DEL PASO ROAD, SUITE 109  
SACRAMENTO, CA 95834  
916 875-7230

**dca**

CERTIFICATE NO. **2896** **Landscape Architect** EXPIRES **11/30/23**

**SHELLEY E. SPARKS**  
12224 ADDISON ST.  
VALLEY VILLAGE CA 91607

Signature Shelley Sparks RECEIPT NO. **81628793**

Respectfully submitted,



Shelley Sparks, RLA #2896, ASLA  
ISA Certified Arborist #WE-10883A



Overland Traffic Consultants  
952 Manhattan Beach Boulevard,  
Suite #100  
Manhattan Beach, CA 90266  
Phone (661) 799 - 8423  
E-mail: otc@overlandtraffic.com

May 12, 2021

Mr. Pedro Ayala  
West LA / Coastal Development Review  
City of Los Angeles Department of Transportation  
7166 West Manchester Avenue, Room #11  
Los Angeles, CA 90045

RE: Submittal of Transportation Assessment Referral Form for a Mixed-Use Project  
Located at 10626 Venice Boulevard (ENV-2021-3407-CE)

Dear Mr. Ayala,

This memorandum has been prepared to assist LADOT in completing the attached Transportation Study Assessment Referral Form (Attachment A) for the proposed mixed-use project at 10626 Venice Boulevard in the Palms community of the City of Los Angeles. Note that the Project is not located in the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP).

#### State of California Senate Bill 743 (SB 743) Background

A 2013 law, State of California Senate Bill 743 (SB 743) effective July 2020, required the state find a new way to measure CEQA traffic impacts. The California Office of Planning and Research (OPR) led the work to design and implement the changes called for by SB 743. As a result, OPR directed lead agencies to revise CEQA Transportation Assessment guidelines to include a Vehicle Miles Traveled (VMT) performance metric for land use projects, replacing the requirements for measuring automobile delay. VMT refers to the amount and distance of automobile travel attributable to a project.

#### Purpose of the Transportation Study Assessment (TA) Referral Form

OPR presumes that certain types of land use projects will either reduce VMT or any additional VMT they produce would be “less than significant” and as such the projects are exempt from having to produce a detailed transportation analysis.

The City of Los Angeles has adopted the TA Referral Form to quickly identify when a project should be expected to cause a less-than-significant impact without conducting a

detailed transportation analysis. Upon receipt of the referral form, LADOT prepares an initial assessment of the development project using a daily trip screening threshold to determine if additional transportation analysis is required.

City of Los Angeles Daily Trip Screening Threshold - If the project does not generate a net increase of 250 or more daily vehicle trips, no further analysis would be required, and a “no impact” determination can be made for the VMT threshold.

### Project Summary

The Project consists of constructing a 7-story mixed-use building with 136 apartments (122 market rate and 14 affordable) and approximately 5,528 square feet of restaurant floor area. One hundred and seventy-seven parking spaces will be provided (138 parking spaces for residents and 39 spaces for the restaurant floor area). One hundred long term and 14 short term bike parking spaces for a total of 114 bike parking spaces are also planned.

The Project is located on the southside of Venice Boulevard (Boulevard II Divided Scenic) between Overland Avenue (Boulevard II) and Keystone Avenue (Local Street) with approximately 292.57 feet of frontage on Venice Boulevard, 100 feet of frontage on both Overland Avenue and Keystone Avenue. The Project site is approximately 31,718 square feet (0.728 acres), see Figure 1 for location.

The site is currently occupied with a gas station and five commercial/residential buildings (a dental office, two auto service/repair businesses and two apartment buildings). All existing uses will be removed including 3 driveways on Venice Boulevard, one driveway on Overland Avenue and one driveway on Keystone Avenue.

Vehicular access to the Project site will be provided by the adjacent east-west alley between Overland Avenue and Keystone Avenue. No highway dedication is required for Venice Boulevard and Keystone Avenue. A 5-foot dedication is required on Overland Avenue and 2.5 feet of dedication for the alley. Figures 2a-c show the Project site plan, access, and parking garage layout.

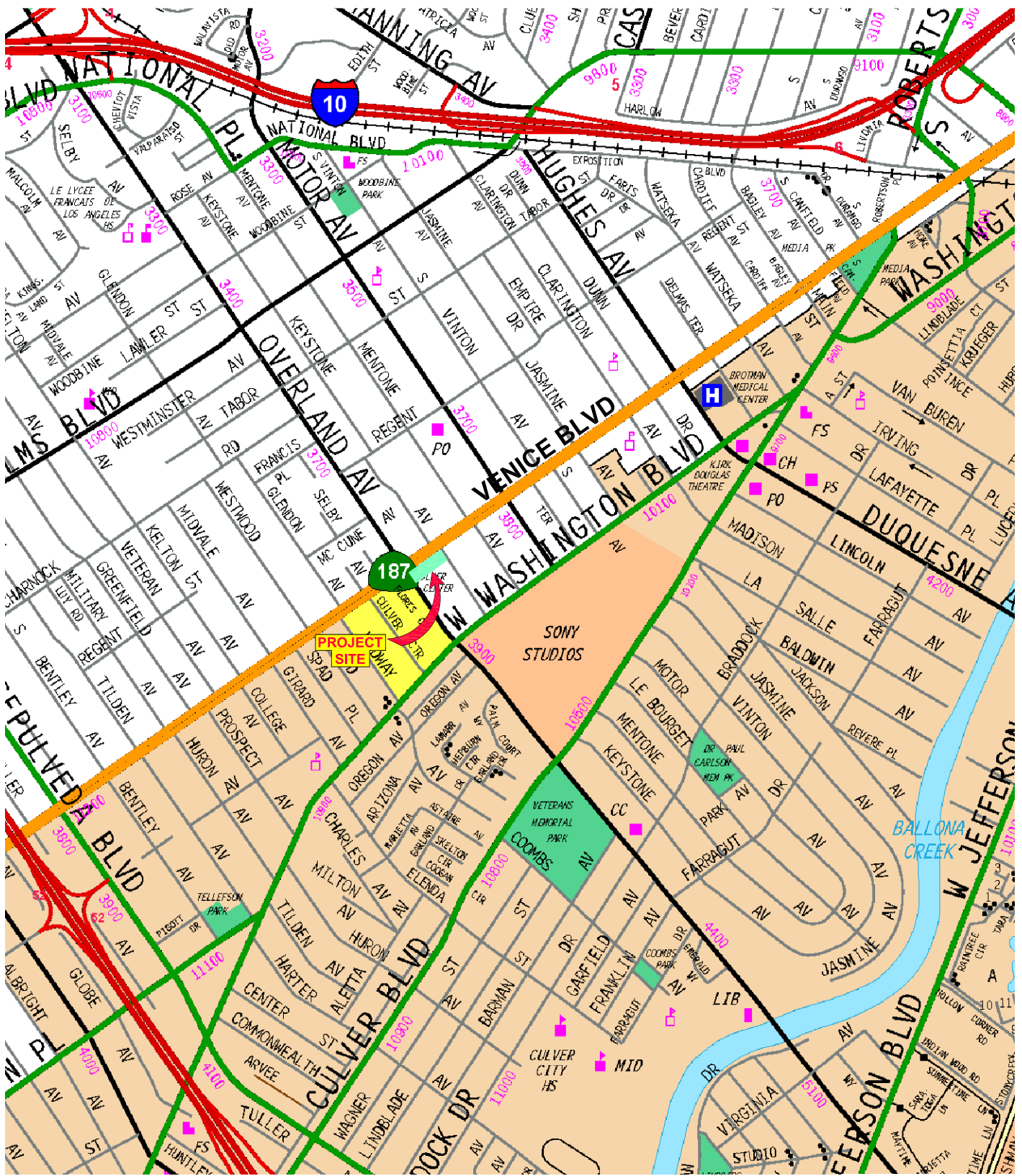


FIGURE 1

5/2021

**PROJECT LOCATION**

 **Overland Traffic Consultants, Inc.**

24325 Main Street #202, Santa Clarita, CA 91321  
 (661) 799 - 8423, OTC@overlandtraffic.com









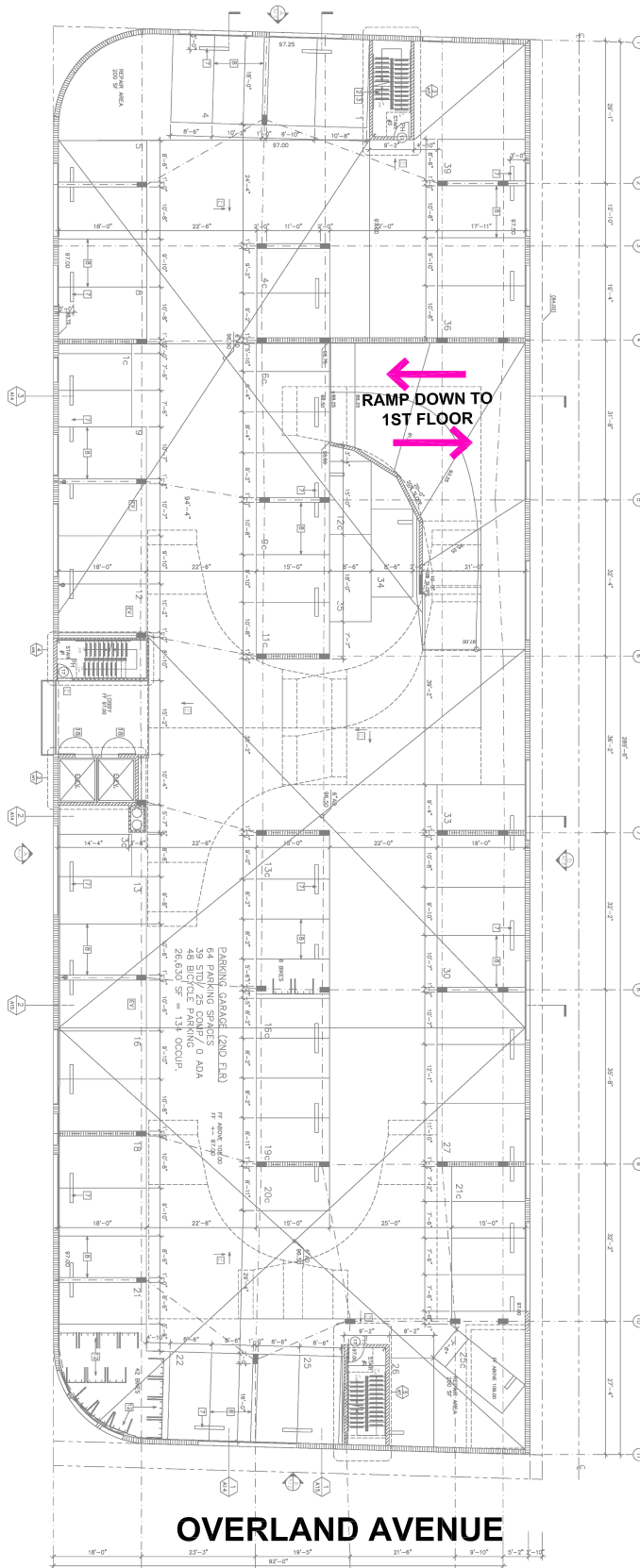


KEYSTONE AVENUE

1 2ND FLOOR GARAGE PLAN

VENICE BOULEVARD

ALLEY



OVERLAND AVENUE

FIGURE 2C

5/2021

PROJECT SITE PLAN  
2ND FLOOR



Overland Traffic Consultants, Inc.

24325 Main Street #202, Santa Clarita, CA 91321  
(661) 799 - 8423, OTC@overlandtraffic.com

Screening Methodology for Daily Trip Estimate

Pursuant to the LADOT Transportation Assessment Guidelines (TAG July 2020), the daily vehicle trips should be estimated using the VMT Calculator tool or the most recent edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual, i.e., ITE 10<sup>th</sup> Edition<sup>1</sup>.

If existing land uses are present on the Project site, the daily vehicle trips generated by the existing uses can be estimated using the VMT Calculator tool and subtracted from the Project’s daily vehicle trips to determine the net change in daily vehicle trips. Note that Transportation Demand Management (TDM) trip reduction strategies are not considered for the purpose of daily trip screening.

VMT Calculator daily trip estimates below shows the Project would reduce daily trips by 996 daily trips (857 daily Project trips less 1,853 existing daily trips).

**CITY OF LOS ANGELES VMT CALCULATOR Version 1.3**

*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

**Project Information**  
 Project: [ ]  
 Scenario: Transportation Assessment  
 Address: 10626 W VENICE BLVD, 90232

**Existing Land Use**

Land Use Type	Value	Unit
Retail   Auto Repair	2.86	ksf
Housing   Multi-Family	6	DU
Retail   Auto Repair	2.86	ksf
Office   Medical Office	1,450	ksf
(custom) gas station   Daily	2,408	Trips
(custom) gas station   HBW-Attraction Split	5	Percent
(custom) gas station   HBQ-Attraction Split	51	Percent
(custom) gas station   NHB-Attraction Split	22	Percent
(custom) gas station   HBW-Production Split	0	Percent
(custom) gas station   HBQ-Production Split	0	Percent
(custom) gas station   NHB-Production Split	22	Percent
(custom) gas station   Daily	0	Residents
(custom) gas station   Daily	1	Employees
(custom) gas station   Daily		Retail/Non-Re

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   Fast-Food Restaurant	5,528	ksf
Retail   Fast-Food Restaurant	5,528	ksf
Housing   Multi-Family	122	DU
Housing   Affordable Housing - Family	14	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
1,853 Daily Vehicle Trips	857 Daily Vehicle Trips
13,454 Daily VMT	5,761 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	-996 Net Daily Trips
The net increase in daily VMT ≤ 0	-7,693 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	5,528 ksf

**The proposed project is not required to perform VMT analysis.**

Measuring the Miles

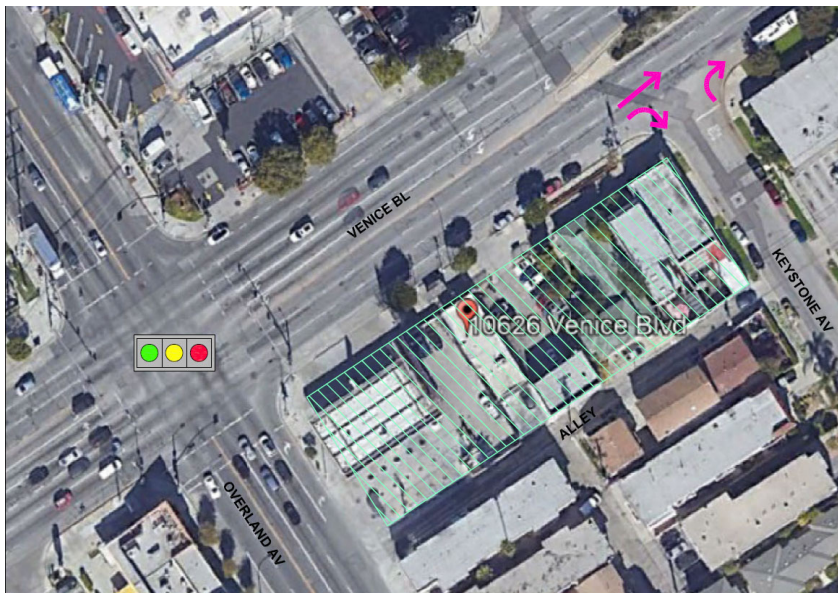
<sup>1</sup> The LA VMT Calculator was under development prior to release of the 10<sup>th</sup> Edition of ITE’s trip generation manual in late 2017. The VMT Calculator was validated to LA conditions based on the empirical counts conducted at market rate residential, affordable housing, office, and mixed-use sites in the City, regardless of the source of the rates used as a starting point.

The Project does not generate a net increase of 250 or more daily vehicle trips and, therefore, further VMT analysis is not required. Absent substantial evidence otherwise it is reasonable to conclude that the proposed mixed-use Project at 10626 W. Venice Boulevard creates a less-than-significant CEQA VMT transportation impact.

### Access Assessment

In accordance with the TA referral form, if a Project's frontage is 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan, an access assessment may be required. The Project's frontage on Venice Boulevard, a Boulevard II Divided Scenic roadway, is approximately 292.57 feet. To address this question, the following access assessment has been prepared.

The proposed site access is consistent with the City policy to locate access on lower-volume side streets and/or alleyways if available and not on arterials. All Project vehicular access will be provided from the abutting east-west alley between Keystone Avenue and Overland Avenue. Keystone Avenue is stop sign controlled at its intersection with Venice Boulevard and traffic is right-turn only because of a raised median island on Venice Boulevard. Overland Avenue is signalized at its intersection with Venice Boulevard.



Vehicular access to the site will substantially change from the present condition; currently 5 driveways serve the corner gas station and the two auto service businesses. All the existing driveways will be removed and replaced with alley access. Furthermore, as shown in Table 1 below, the net change in site generated traffic volumes is not substantial. The Project's peak hour traffic volumes will not create any significant alley/intersectional operational or capacity impacts. Table 1 shows the Project and existing peak hour trip estimates.

#### Cumulative Consistency Check

Cumulative VMT impacts are evaluated through a consistency check with the Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS) plan. The RTP/SCS is the regional plan that demonstrates compliance with air quality conformity requirements and greenhouse gas (GHG) reduction targets.

Per the City's TAG, projects that are consistent with the RTP/SCS plan in terms of development location and density are part of the regional solution for meeting air pollution and GHG goals. Projects that have less than a significant VMT impact are deemed to be consistent with the SCAG's 2016-2040 RTP/SCS and would have a less-than-significant cumulative impact on VMT.

As shown, the Project VMT impact would not exceed the City's VMT impact threshold and as such, the Project's contribution to the cumulative VMT impact is adequate to demonstrate there is no cumulative VMT impact.

Additionally, the proposed Project would reduce vehicle trips and provide all vehicle access via an alley. The Project does not conflict with any programs, plans ordinances or policy addressing the transportation circulation system. As such, the Project will not create any cumulative operational impacts, emergency access impacts, and/or hazardous geometric design features.





**Table 1  
Peak Hour Traffic Generation Rates  
and Net Traffic Volume**

ITE 10TH EDITION TRIP GENERATION RATES

ITE Code	Description	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
720	Medical Office (per 1,000 s.f.)	34.80	78%	22%	2.78	28%	72%	3.46
941	Quick Lube Vehicle Shop (per service position)	40.00	67%	33%	3.00	56%	44%	4.85
944	Gas Station (per service position)	172.01	50%	50%	10.28	50%	50%	14.03
933	Restaurant Fast Food (per 1,000 s.f.)	346.23	60%	40%	25.10	50%	50%	28.34
220	Apartments low rise (per unit)	7.32	23%	77%	0.46	63%	37%	0.56
221	Apartments mid-rise (per unit)	5.44	26%	74%	0.36	61%	39%	0.44
LADOT	Affordable Apartments (per unit outside TPA)	4.15	40%	60%	0.55	55%	45%	0.43

PROJECT TRIPS

ITE Code	Description	Size	Daily Traffic	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<u>Proposed Project</u>									
221	Apartments mid-rise (per unit)	122 units	664	11	33	44	33	21	54
	Transit/Walk	15%	(100)	(2)	(5)	(7)	(5)	(3)	(8)
933	Restaurant Fast Food (per 1,000 s.f.)	5,528 sf	1,914	83	56	139	79	78	157
	Transit/Walk	15%	(287)	(13)	(8)	(21)	(11)	(12)	(23)
	Pass By	50%	(813)	(35)	(24)	(59)	(34)	(33)	(67)
LADOT	Affordable Apartments (per unit outside	14 units	58	4	4	8	3	3	6
	Street Traffic		1,436	48	56	104	65	54	119
	Driveway Traffic		2,249	83	80	163	99	87	186
<u>Existing</u>									
220	Apartments low rise (per unit)	6 units	44	1	2	3	2	1	3
720	Medical Office	1,456 sf	51	3	1	4	1	4	5
	Pass By	10%	-5	0	0	0	0	0	0
941	Quick Lube Vehicle Service (2)	3 sp	120	6	3	9	8	7	15
	Pass By	10%	-12	1	0	1	1	1	2
944	Gas Station (per service position)	14 sp	2,408	72	72	144	98	98	196
	Pass By	50%	<u>-1,204</u>	<u>-36</u>	<u>-36</u>	<u>-72</u>	<u>-49</u>	<u>-49</u>	<u>-98</u>
	Existing Street Traffic		1,402	46	42	88	61	62	123
	Existing Driveway Traffic		2,623	82	78	160	110	111	221
	Net Street Traffic		34	2	14	16	4	-8	-4
	Net Driveway Traffic		-374	1	2	3	-11	-24	-35

Conclusion

The Project's VMT and trip analysis provided by this Transportation Assessment identified no significant impacts on the environment and no further analysis is required pursuant to the LADOT VMT screening criteria as demonstrated in the attached Transportation Assessment Form.

Please call me if you have questions.

Sincerely,

  
Jerry T. Overland

Attachment A: Transportation Assessment Form  
Attachment B: Community Plan Map and References  
Attachment C: Street Standards, Circulation and High Injury Map  
Attachment D: Transit Routes  
Attachment E: Mobility Network Maps and Mobility Environment  
Attachment F: VMT Calculator Screening Report

**ATTACHMENT A**

**TRANSPORTATION STUDY ASSESSMENT**  
**DEPARTMENT OF TRANSPORTATION - REFERRAL FORM**



REFERRAL FORMS:

TRANSPORTATION STUDY ASSESSMENT

PART OF TRANSPORTATION - REFERRAL

RELATED CODE SECTION: Los Angeles Municipal Code Section 16.05 and various code sections.

PURPOSE: The Department of Transportation AOT Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

GENERAL INFORMATION

- Administrative Prior to the submittal of a referral form with AOT a Planning case must have been filed with the Department of City Planning.
All new school projects including by-right projects must contact AOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls/school warning and speed limit signs/school crosswalk and pavement markings/passenger loading zones and school bus loading zones are needed.
Unless exempted projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
Pursuant to AOC Section 19.15 a review fee payable to AOT may be required to process this form. The applicant should contact the appropriate AOT Development Services office to arrange payment.
LADOT's Transportation Assessment Guidelines/VOT Calculator and VOT Calculator User Guide can be found at http://ladot.lacity.org.
A transportation study is not needed for the following project applications:
- Ministerial by-right projects
- Discretionary projects limited to a request for change in hours of operation
- Tenant improvement within an existing shopping center for change of tenants
- Any project only installing a parking lot or parking structure
- Time extension
- Single family home unless part of a subdivision
This Referral Form is not intended to address the project's site access plan, driveway dimensions and location/internal circulation elements/dedication and widening/etc. These items require separate review and approval by AOT.

SPECIAL REQUIREMENTS

When submitting this referral form to AOT include the completed documents listed below.

- Copy of Department of City Planning Application CP-7771.1
Copy of a fully dimensioned site plan showing all existing and proposed structures/parking and loading areas/driveways/as well as on-site and off-site circulation.
If filing for purposes of Site Plan Review a copy of the Site Plan Review Supplemental Application.
Copy of project-specific VOT Calculator analysis results.

**TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW**

**LADOT DEVELOPMENT SERVICES DIVISION OFFICES** Please route this form for processing to the appropriate A/T office as follows

**Metro**  
213-972-8482  
100 S. Main St 9<sup>th</sup> Floor  
Los Angeles CA 90012

**West LA**  
213-485-1062  
7166 W. Manchester Blvd  
Los Angeles CA 90045

**Valley**  
818-374-4699  
6262 Van Nuys Blvd 3<sup>rd</sup> Floor  
Van Nuys CA 91401

**1. PROJECT INFORMATION**

Case Number

Address

Project Description

Seeking Existing Use Credit will be calculated by A/T  Yes  No  Not sure

Applicant Name

Applicant E-mail  Applicant Phone

Planning Staff Initials:  Date:

**2. PROJECT REFERRAL TABLE**

	Land Use <input type="checkbox"/> list all <input type="checkbox"/>	Size / Unit	Daily Trips <sup>1</sup>
Proposed <sup>1</sup>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<i>Total trips<sup>1</sup>:</i>		<input type="text"/>
<p><b>a.</b> Does the proposed project involve a discretionary action <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b> <input type="checkbox"/></p> <p><b>b.</b> Would the proposed project generate 250 or more daily vehicle trips<sup>2</sup> <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b> <input type="checkbox"/></p> <p><b>c.</b> 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 heavy rail/light rail/or bus rapid transit station<sup>3</sup> <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b> <input type="checkbox"/></p> <p>If <b>YES</b> to <b>a.</b> and <b>b.</b> or <b>c.</b> or to <b>all</b> of the above the Project <u>must</u> be referred to A/T for further assessment.</p>			
Verified by Planning Staff Name <input type="text"/>		Phone <input type="text"/>	
Signature <input type="text"/>		Date <input type="text"/>	

<sup>1</sup> Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.  
<sup>2</sup> To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).  
<sup>3</sup> Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.





Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TTT Requirements Yes  No

Fee Calculation estimate \_\_\_\_\_

VTT Analysis Required (question b. satisfied) Yes  No

Access/Safety and Circulation Evaluation Required (question b. satisfied) Yes  No

Access Assessment Required (question b.e. and either f.i., f.ii. or f.iii satisfied) Yes  No

Prepared by TTT Staff Name \_\_\_\_\_ Phone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



**APPENDIX B**

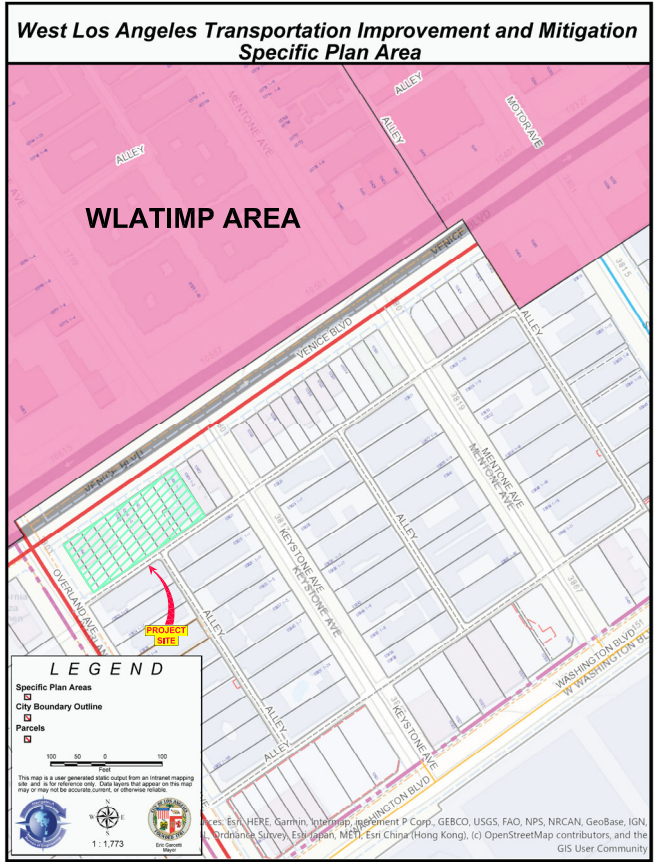
**COMMUNITY PLAN LAND USE MAP AND REFERENCES**



# West Los Angeles Transportation Improvement and Mitigation Specific Plan



Ordinance Area



8/2020

## WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION SPECIFIC PLAN MAP

**Overland Traffic Consultants, Inc.**  
 24325 Main Street #202, Santa Clarita, CA 91321  
 (661) 799 - 8423, [OTC@overlandtraffic.com](mailto:OTC@overlandtraffic.com)



**APPENDIX C**

**STREET STANDARDS, CIRCULATION AND HIGH INJURY NETWORK MAP**

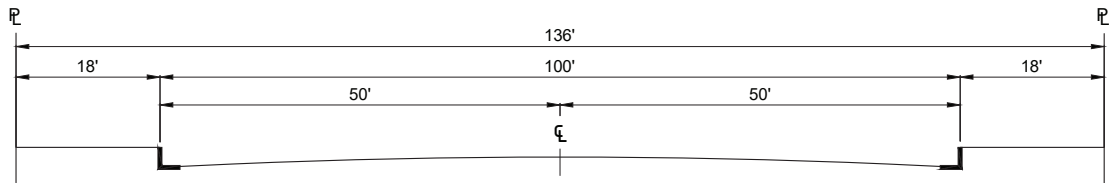
# PALMS - MAR VISTA - DEL REY CIRCULATION



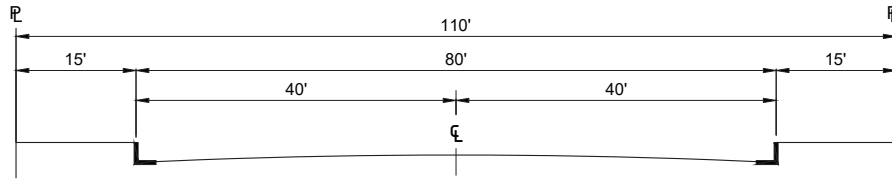
- Legend**
- |                              |  |                             |  |
|------------------------------|--|-----------------------------|--|
| Avenue II Modified           |  | Boulevard I                 |  |
| Avenue II Modified Scenic    |  | Boulevard II                |  |
| Avenue III                   |  | Boulevard II Divided Scenic |  |
| Collector                    |  | Boulevard II Modified       |  |
| Collector Scenic             |  | Avenue I                    |  |
| Local                        |  | Avenue I Divided            |  |
| Private Street               |  | Avenue I Modified           |  |
| Alley                        |  | Avenue II                   |  |
| Community Plan Area Boundary |  |                             |  |

5/2021

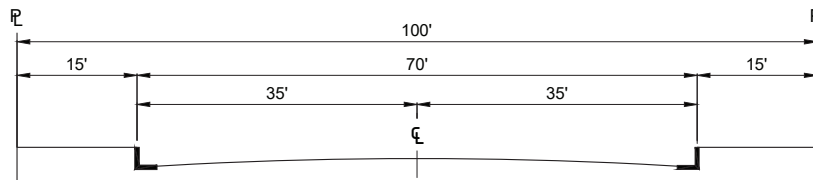
## ARTERIAL STREETS



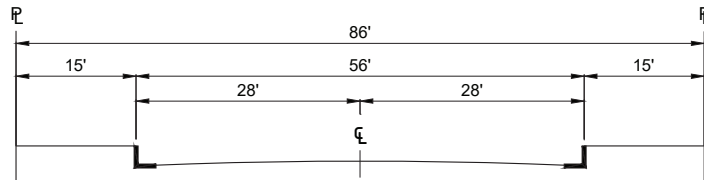
**BOULEVARD I (MAJOR HIGHWAY CLASS I)**



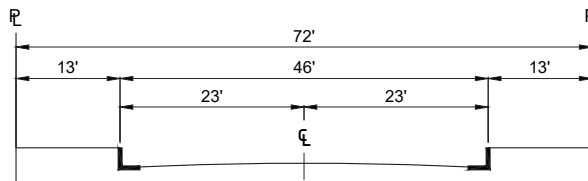
**BOULEVARD II (MAJOR HIGHWAY CLASS II)**



**AVENUE I (SECONDARY HIGHWAY)**



**AVENUE II (SECONDARY HIGHWAY)**



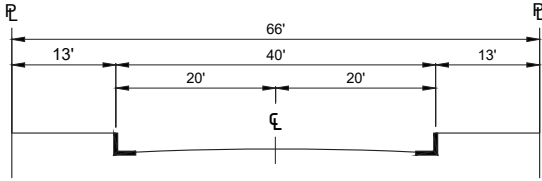
**AVENUE III (SECONDARY HIGHWAY)**

THIS STANDARD PLAN BECOMES EFFECTIVE CONCURRENT WITH THE ADOPTION OF THE MOBILITY PLAN 2035.

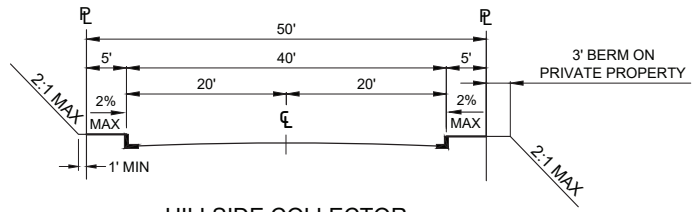
BUREAU OF ENGINEERING		DEPARTMENT OF PUBLIC WORKS		CITY OF LOS ANGELES		
<b>--- DRAFT --- STANDARD STREET DIMENSIONS</b>				<b>STANDARD PLAN S-470-1</b>		
PREPARED  HAMID MADANI, P.E. BUREAU OF ENGINEERING	SUBMITTED  SAMARA ALI-AHMAD, P.E.    DATE ENGINEER OF DESIGN BUREAU OF ENGINEERING	APPROVED  GARY LEE MOORE, P.E., ENV. SP.    DATE CITY ENGINEER		SUPERSEDES  D-22549 S-470-0	REFERENCES	
CHECKED  RAFFI MASSABKI, P.E. BUREAU OF ENGINEERING	KENNETH REDD, P.E.    DATE DEPUTY CITY ENGINEER	DEPARTMENT OF TRANSPORTATION    DATE GENERAL MANAGER		VAULT INDEX NUMBER:		
				SHEET 1 OF 4 SHEETS		

NON-ARTERIAL STREETS

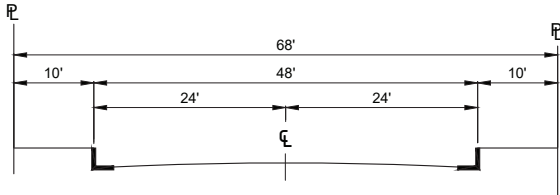
HILLSIDE STREETS



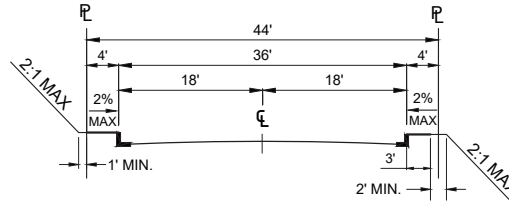
COLLECTOR STREET



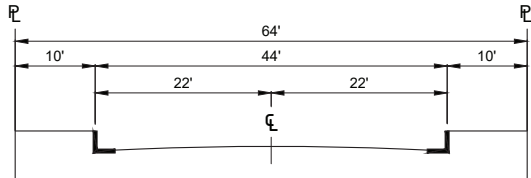
HILLSIDE COLLECTOR



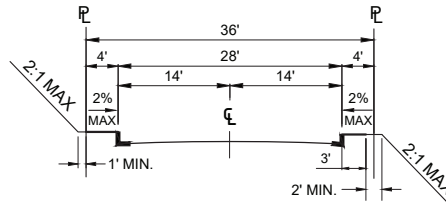
INDUSTRIAL COLLECTOR STREET



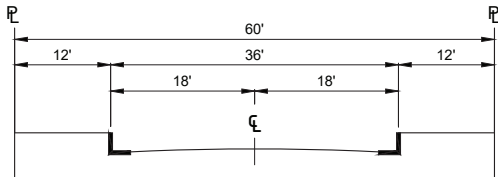
HILLSIDE LOCAL



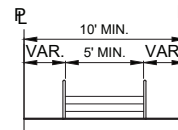
INDUSTRIAL LOCAL STREET



HILLSIDE LIMITED STANDARD

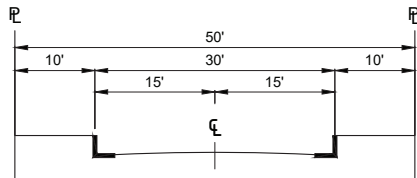


LOCAL STREET - STANDARD



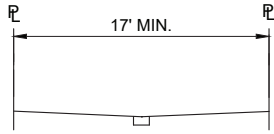
PUBLIC STAIRWAY

CONSTRUCTED IN ACCORDANCE WITH  
BUREAU OF ENGINEERING STANDARD PLANS

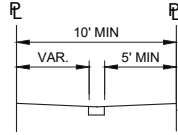


LOCAL STREET - LIMITED

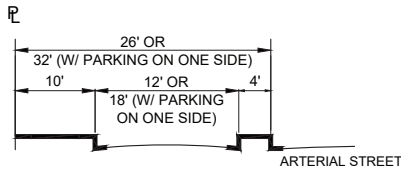
**OTHER PUBLIC RIGHTS-OF-WAY**



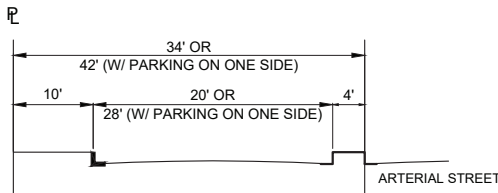
**SHARED STREET**



**PEDESTRIAN WALKWAY**

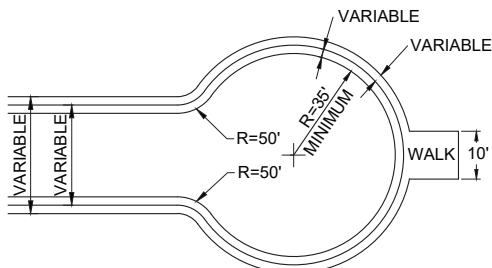


**ONE-WAY SERVICE ROAD**



**BI-DIRECTIONAL SERVICE ROAD**

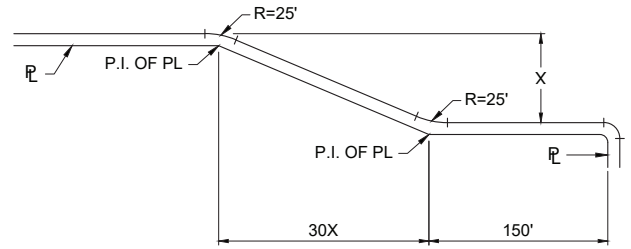
**CUL-DE-SAC**



**MAY BE UNSYMMETRICAL (PLAN VIEW)**

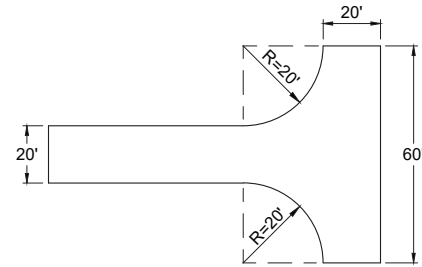
NOTE: FOR FIRE TRUCK CLEARANCE, NO OBSTRUCTION TALLER THAN 6" SHALL BE PERMITTED WITHIN 3FT. OF THE CURB. ON-STREET PARKING SHALL BE PROHIBITED.

**TRANSITIONAL EXTENSIONS**

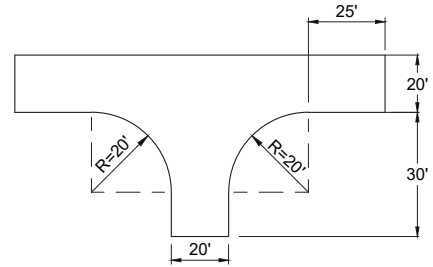


**STANDARD FLARE SECTION (PLAN VIEW)**

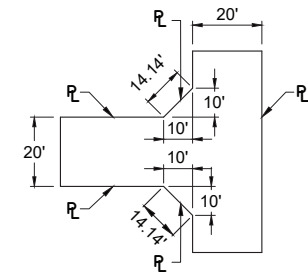
**ALLEYS**



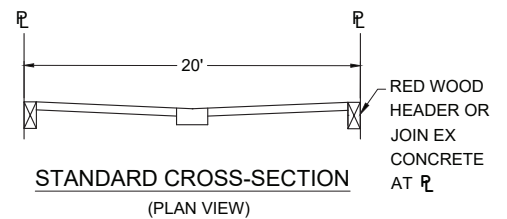
**STANDARD TURNING AREA (PLAN VIEW)**



**MINIMUM TURNING AREA (PLAN VIEW)**



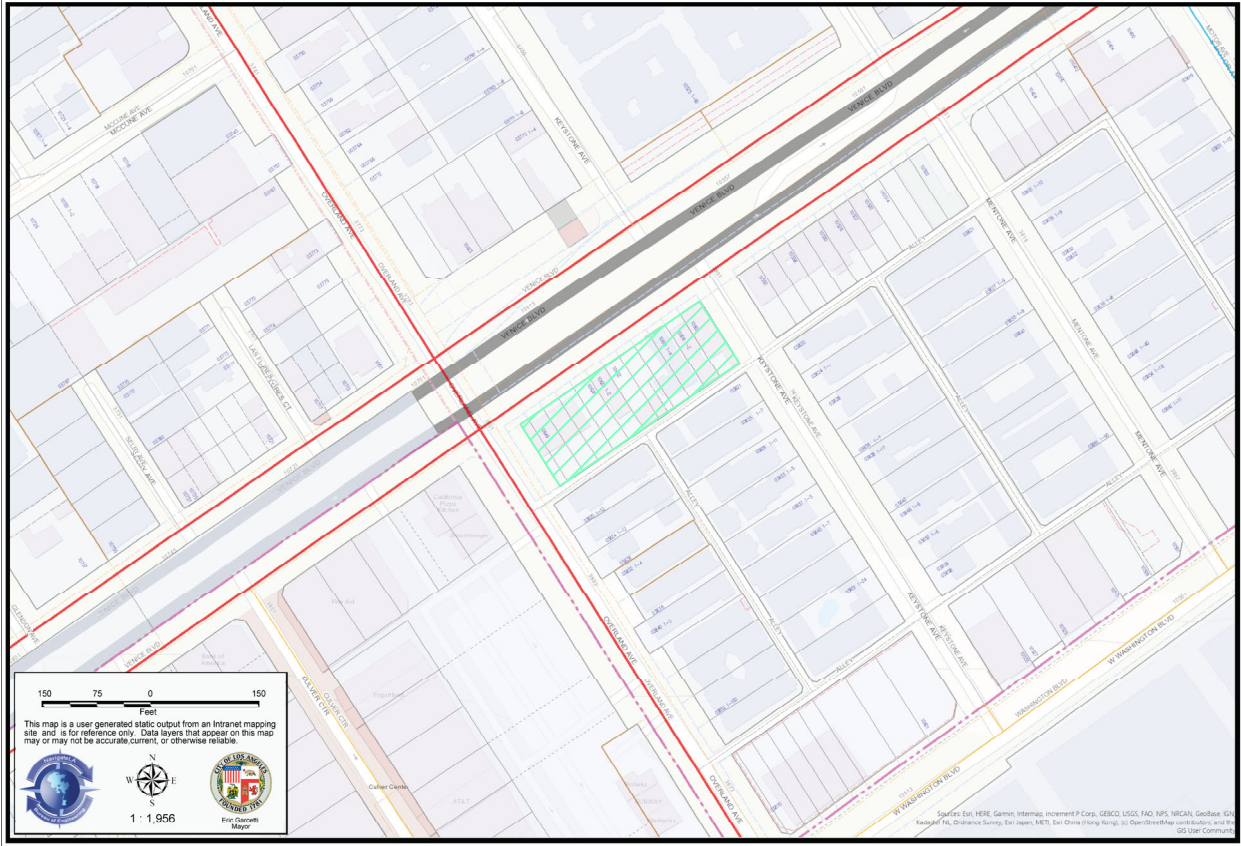
**STANDARD CUT CORNERS FOR 90° INTERSECTION (PLAN VIEW)**



**STANDARD CROSS-SECTION (PLAN VIEW)**



# PROJECT SITE



5/2021

## PROJECT LOCATION PARCEL OUTLINE

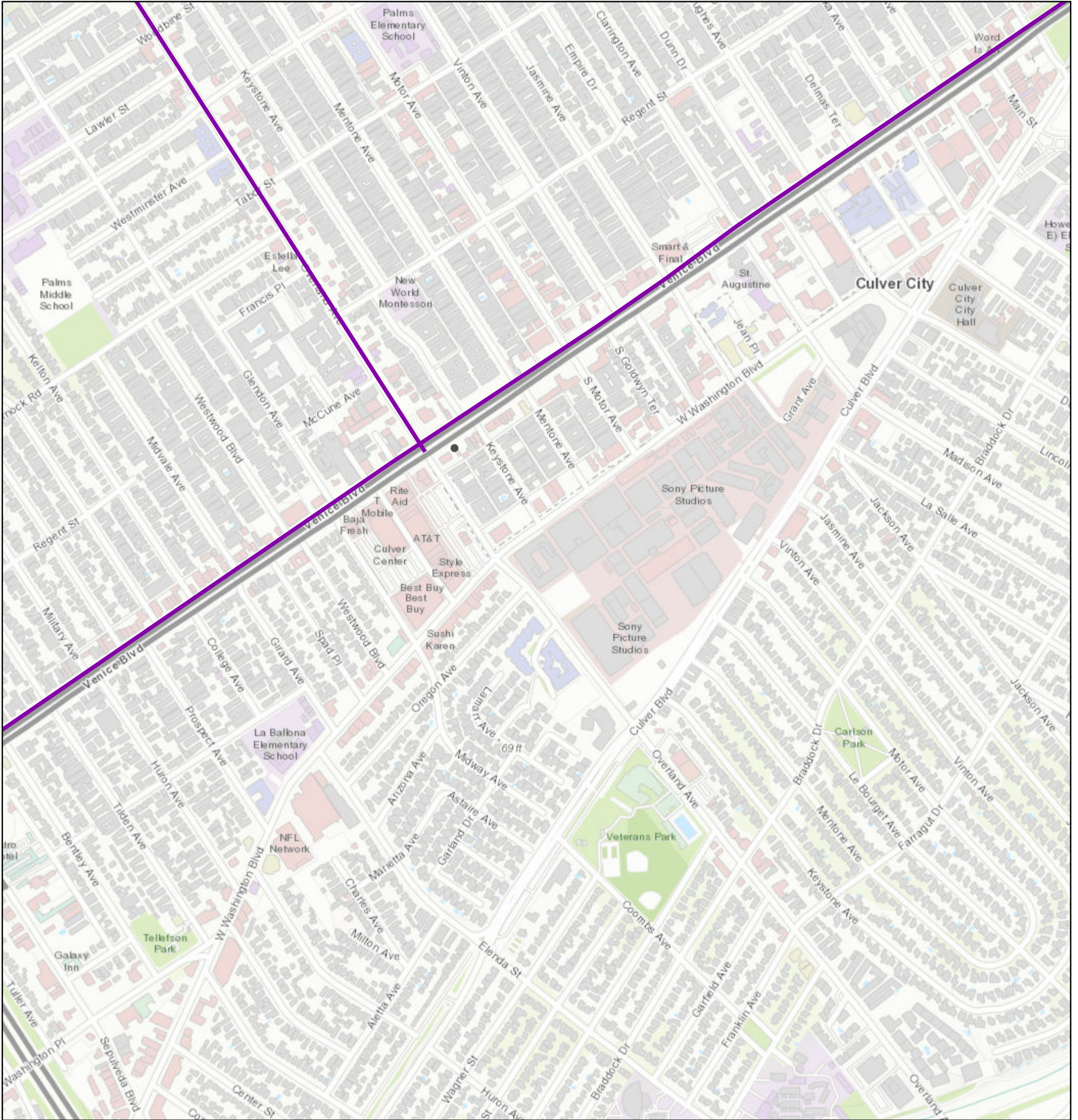


**Overland Traffic Consultants, Inc.**

24325 Main Street #202, Santa Clarita, CA 91321  
(661) 799 - 8423, [OTC@overlandtraffic.com](mailto:OTC@overlandtraffic.com)



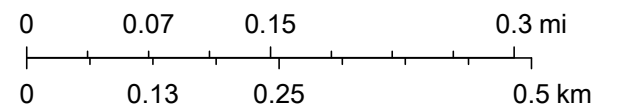
# HIGH INJURY NETWORK



8/10/2020, 2:07:11 PM

High Injury Network

1:9,028



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

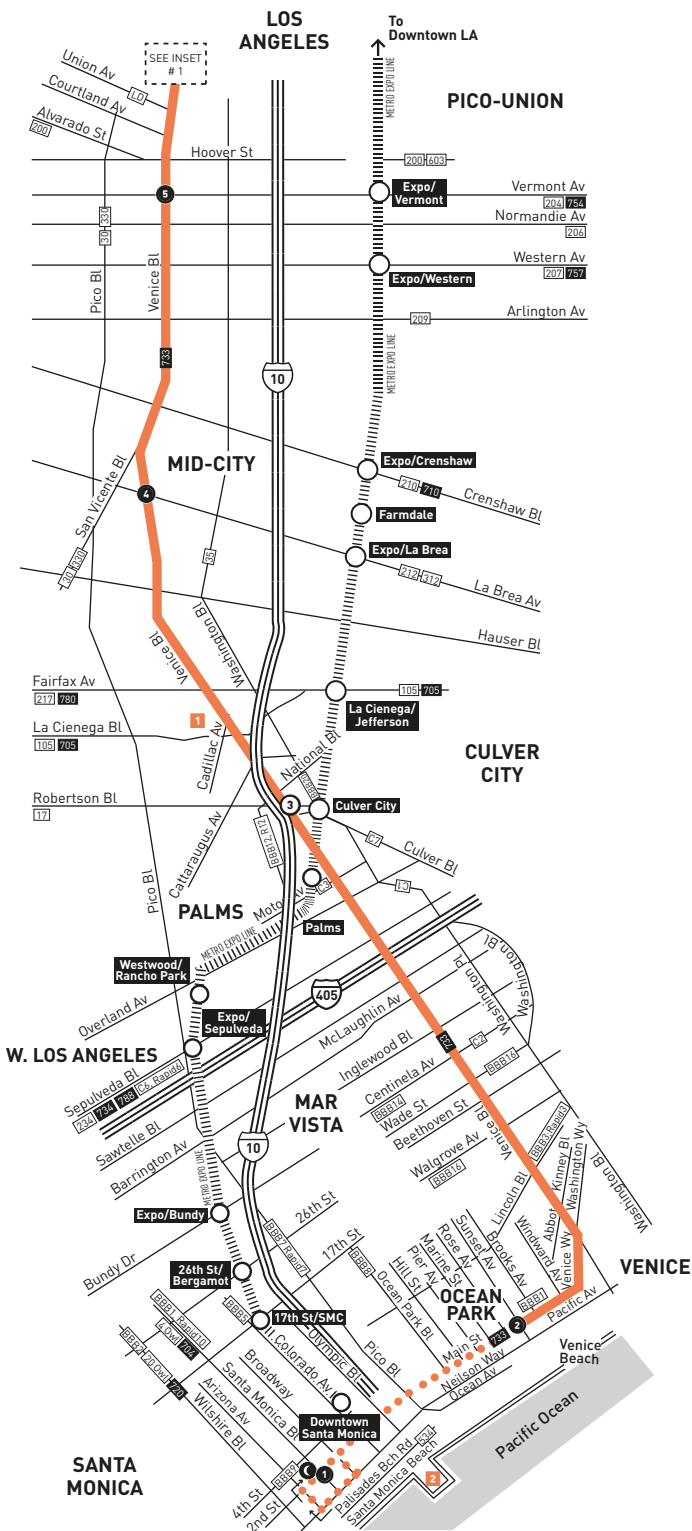




**APPENDIX D**

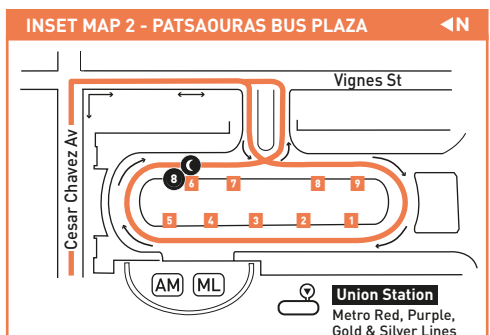
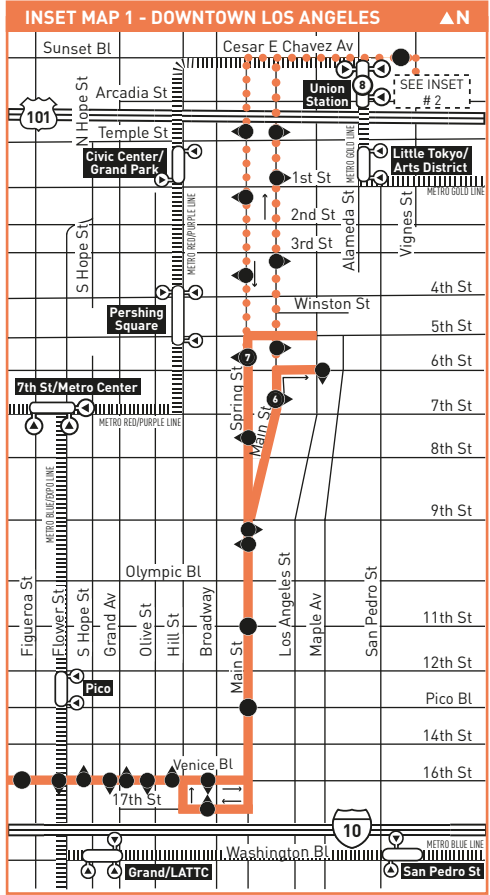
**TRANSIT ROUTES**



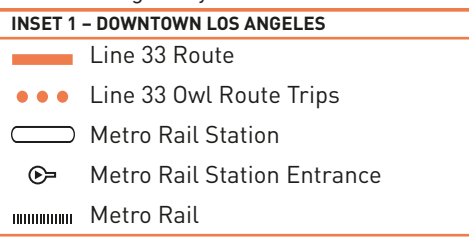


LEGEND

- Line 33 Route
- Line 33 Am, Eve/Owl Trips
- Owl Timepoint
- Local Stop
- Local Stop - Single Direction Only
- Local Stop Timepoint
- Local Stop Timepoint - Single Direction Only
- Metro Rail Station
- Metro Rail Station & Timepoint - Single Direction Only
- AM Amtrak
- ML Metrolink
- AV Antelope Valley Transit Authority
- BBB Santa Monica's Big Blue Bus
- C Culver City Bus
- CE LADOT Commuter Express
- FT Foothill Transit
- LD LADOT DASH
- OC Orange County Bus

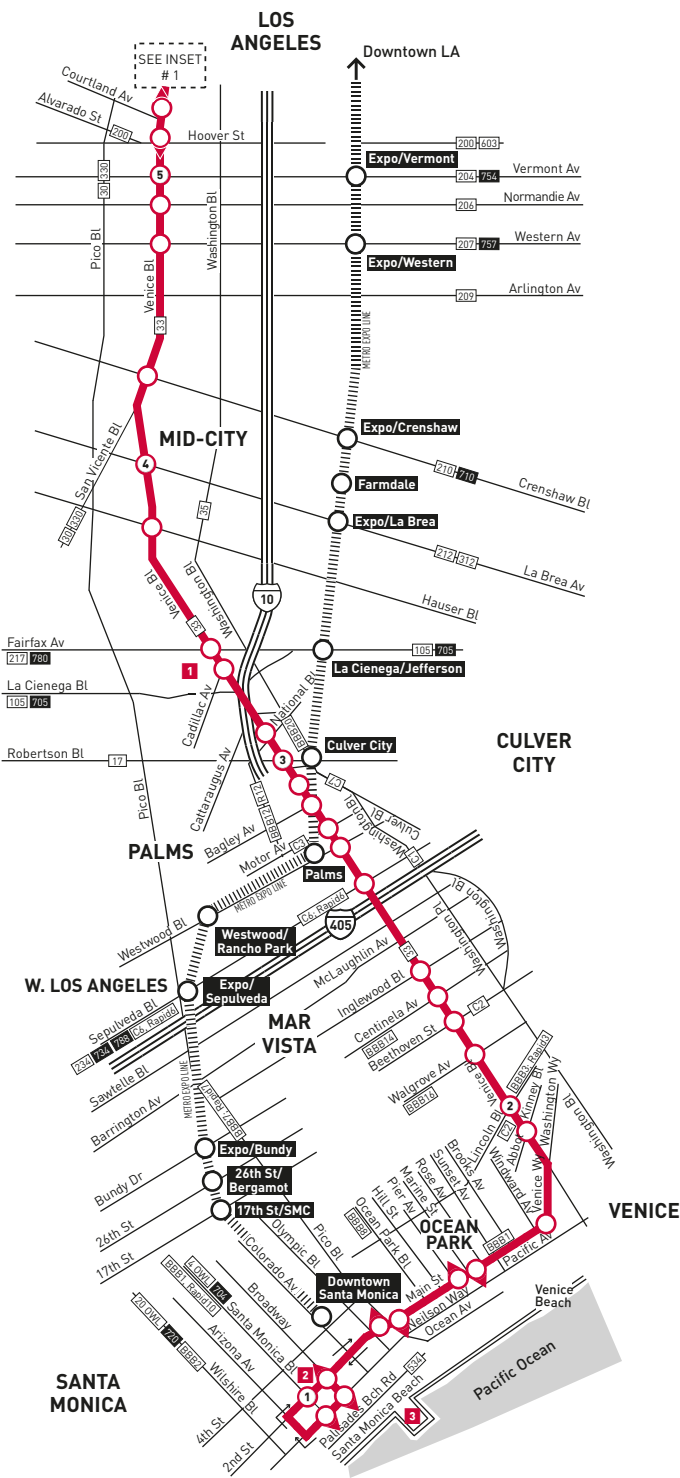


- 1 LAX FlyAway
- 2 AV 785; LADOT DASH D; Mt St Mary's College Shuttle
- 3 CE 431, 534; LADOT Bunker Hill Shuttle; SC 794
- 4 FT 699; OC 701; USC Shuttles: HSC, ICS, UPC, SoTo
- 5 Metro 40, 442, 704
- 6 Metro 33 (Late night trips before 1:00 am), 728, 733.
- 7 Metro 745; Citadel Outlets Express
- 8 megabus.com
- 9 Discharge Only



- MAP NOTES**
- 1 Kaiser Permanente Hospital
  - 2 Santa Monica Pier

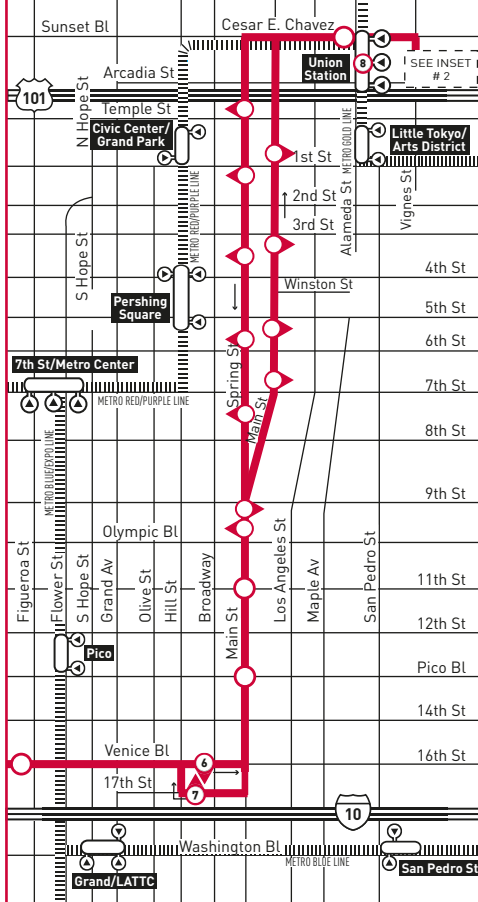




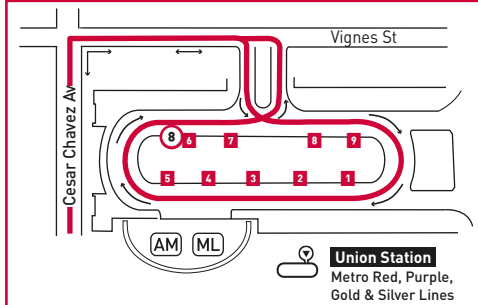
**LEGEND**

- Line 733 Route
- Rapid Stop
- ◐ Rapid Stop - Single Direction Only
- ⊕ Rapid Stop Timepoint
- ⊕ Rapid Stop Timepoint - Single Direction Only
- Metro Rail
- Metro Rail Station
- # Metro Rail / Busway Station & Timepoint
- MB Megabus
- ML Metrolink
- AM Amtrak
- AV Antelope Valley Transit Authority
- BBB Santa Monica's Big Blue Bus
- C Culver CityBus
- CE LADOT Commuter Express
- SC Santa Clarita Transit

**INSET MAP 1 - DOWNTOWN LOS ANGELES**



**INSET MAP 2 - PATSAOURAS BUS PLAZA**



- 1** LAX FlyAway
- 2** AVTA 785; LADOT DASH D; Mt St Mary's College Shuttle
- 3** CE 431, 534; LADOT Bunker Hill Shuttle; SC 794
- 4** FT 699; OC 701; USC Shuttles: HSC, UPC
- 5** Metro 40, 442, 704
- 6** Metro 33 (Owl trips), 728, 733
- 7** Metro 745; Citadel Outlets Express
- 8** megabus.com
- 9** Discharge Only

**INSET 1 - DOWNTOWN LOS ANGELES**

- Line 733 Route
- Metro Rail Station
- ⊕ Metro Rail Station Entrance
- Metro Rail

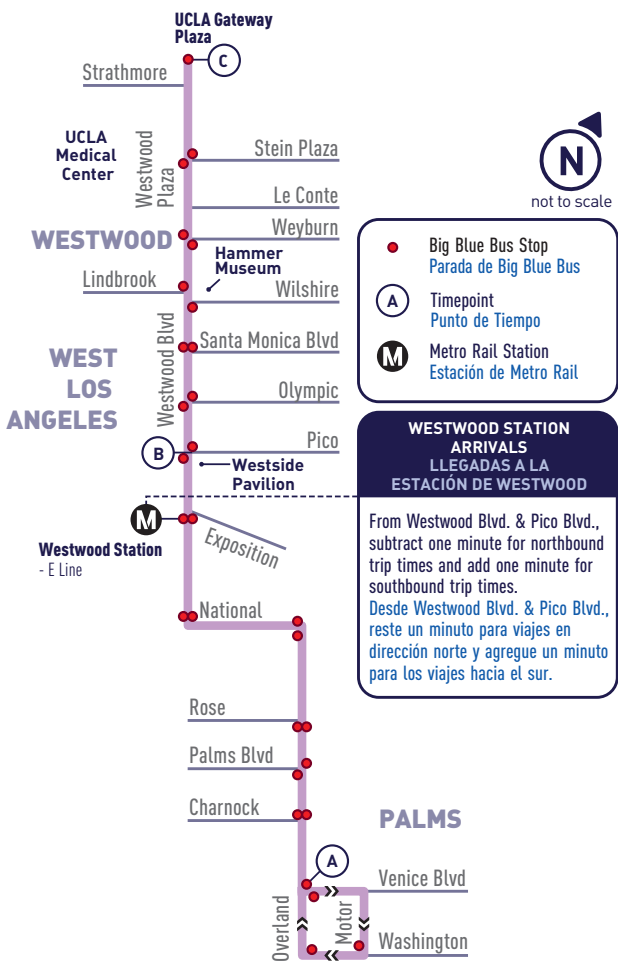
**MAP NOTES**

- 1** Kaiser Hospital
- 2** Third Street Promenade
- 3** Santa Monica Pier

OVERLAND AVE &  
UCLA/WESTWOOD

**rapid**

**12**



# Metro Rail & Busway



**Rail Station**  
**Transfer Station**  
**Busway Station**  
 Busway Street Service  
 UNDER CONSTRUCTION

**Metro Rail**

- Red Line** ● North Hollywood to Union Station
- Purple Line** ● Wilshire/Western to Union Station
- Blue Line** ● Downtown LA to Long Beach
- Expo Line** ● Downtown LA to Santa Monica
- Green Line** ● Redondo Beach to Norwalk
- Gold Line** ● East Los Angeles to Azusa

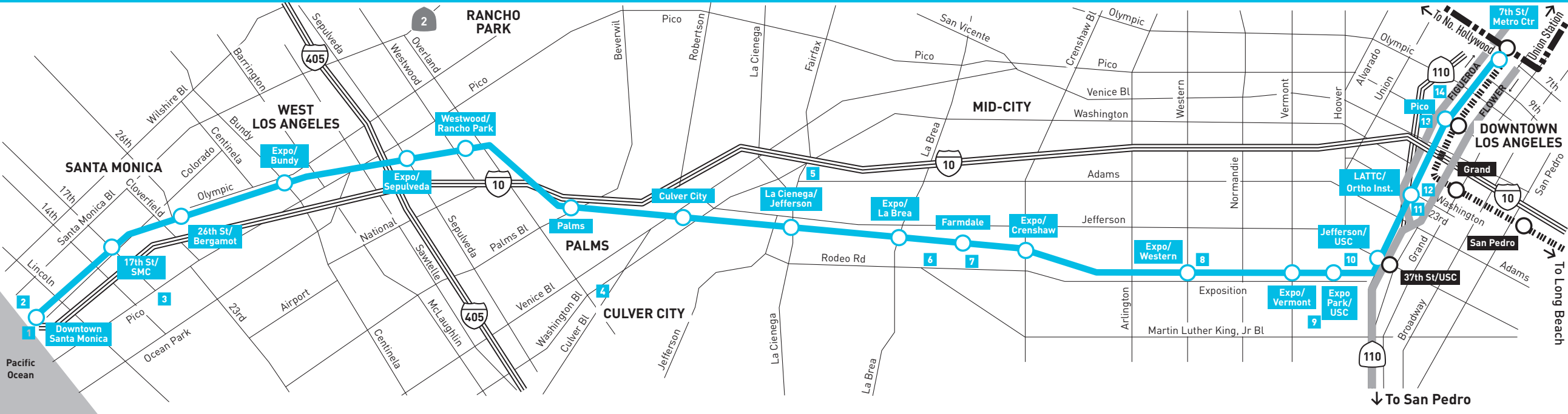
**Metro Busway**

- Orange Line** ■ Chatsworth to North Hollywood
- Silver Line** ■ San Pedro to El Monte  
Street Service in Downtown LA and San Pedro

**Regional Rail**

- Amtrak**  
amtrak.com
- MetroLink**  
metrolinktrains.com
- Airport Shuttle**
- LAX FlyAway**  
lawa.org/flyaway
- LAX Shuttle (free)**  
lawa.org





MAP NOTES

- 1** Santa Monica Pier & Esplanade
- 2** Third Street Promenade
- 3** Santa Monica College
- 4** Downtown Culver City/  
Sony Studios
- 5** Washington/Fairfax Transit Hub
- 6** Rancho Cienega Sports Complex
- 7** Dorsey High School
- 8** Foshay Learning Center
- 9** LA Memorial Coliseum,  
California Science Center,  
Natural History Museum,  
Banc of California Stadium
- 10** Galen Center/USC
- 11** Orthopaedic Hospital
- 12** LA Trade Tech College
- 13** LA Convention Center
- 14** STAPLES Center/L.A. LIVE

LEGEND

- Expo Line & Stations
- Blue Line
- Red & Purple Line
- Silver Line (910/950)
- Metro Rail Stations
- Map Note (see insert)
- Freeway
- AVTA Antelope Valley Transit Authority
- BBB Santa Monica Big Blue Bus
- C Culver CityBus
- CE LADOT Commuter Express
- LD LADOT DASH
- M Montebello
- OC OC Bus
- SC Santa Clarita Transit
- T Torrance Transit

STATIONS/CONNECTIONS

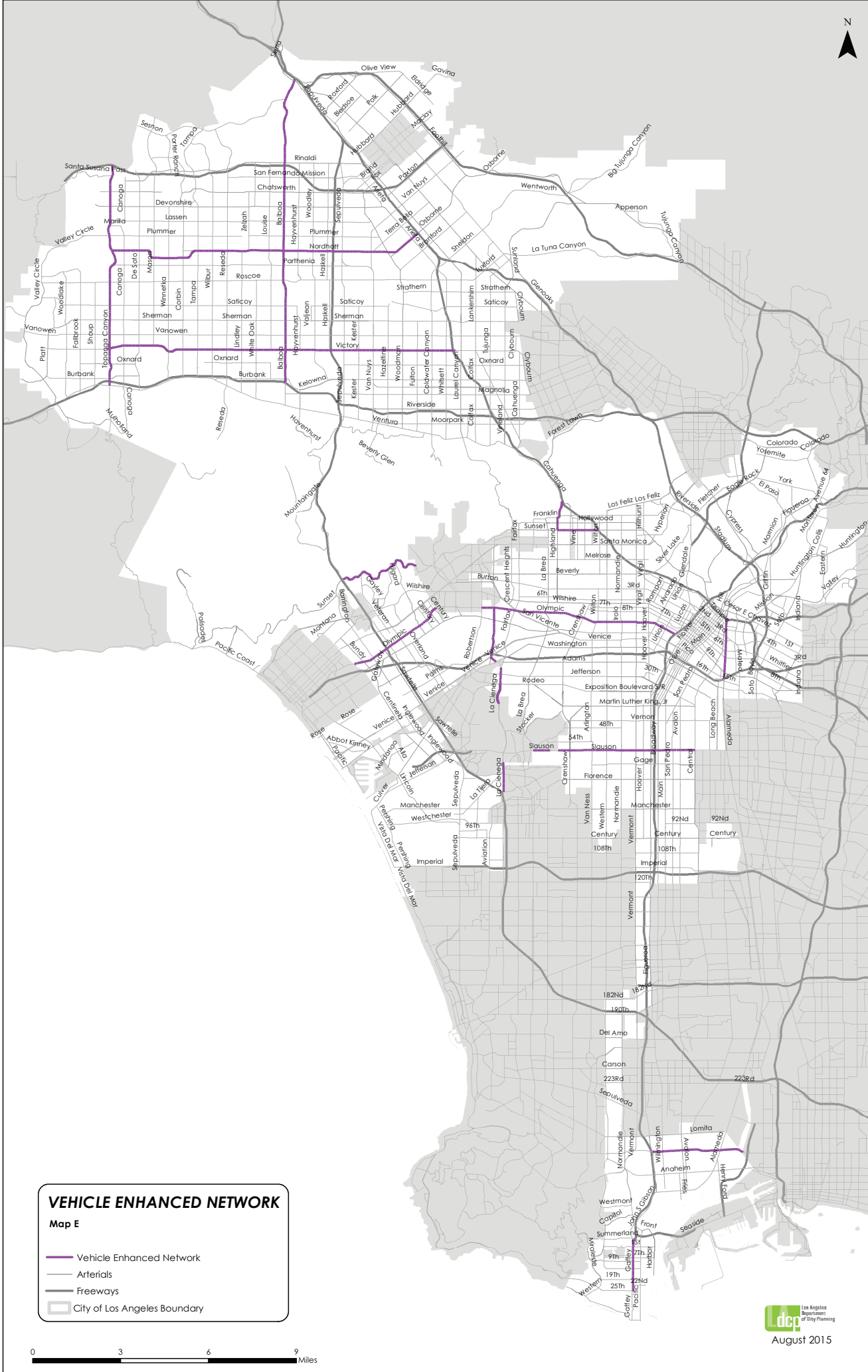
<b>Downtown Santa Monica</b> Metro Local 4, 534; Metro Rapid 704, 720; BBB Local 1, 2, 3, 5, 7, 8, 9, 18; BBB Rapid 3, 7, 10	<b>Expo/La Brea</b> Metro Local 38, 212, 312, 378; LD Crenshaw	<b>Pico</b> Metro Rail Blue Line; Metro Busway Silver Line (910/950); Metro Local 14, 30, 70, 71, 76, 78, 79, 81, 96, 330, 378; Metro Rapid 770; Metro Express 442, 460; LD F; CE 419, 422, 423, 438, 448; OC 701, 721; T4X; FT Silver Streak
<b>17th St/SMC</b> <b>PARKING AVAILABLE</b> BBB 41, 42, 43, 44	<b>Farmdale</b> Metro Local 38	<b>7th Street/ Metro Center</b> Metro Rail Blue, Red & Purple Line; Metro Busway Silver Line (910/950); Metro Local 14, 16, 17, 18, 20, 37, 51, 52, 53, 55, 60, 62, 66, 70, 71, 76, 78, 79, 81, 96, 316, 351, 355, 378; Metro Rapid 720, 760, 770; Metro Express 442, 460, 487, 489; AVTA 785; BBB Rapid 10; CE 409, 422, 423, 431, 437, 438, 448, 534; FT Silver Streak, 493, 495, 497, 498, 499, 699; LD A, B, E, F; M 40, 50, 90; OC 701, 721; SCT 799; T4X
<b>26th St/Bergamot</b> BBB 5, 16, 43	<b>Expo/Crenshaw</b> <b>PARKING AVAILABLE</b> Metro Local 38, 210; Metro Rapid 710, 740; LD Midtown	
<b>Bundy</b> <b>PARKING AVAILABLE</b> BBB Local 5, 7, 14, 15; BBB Rapid 7, 10	<b>Expo/Western</b> Metro Local 102, 207; Metro Rapid 757	
<b>Expo/Sepulveda</b> <b>PARKING AVAILABLE</b> Metro Local 234; Metro Rapid 734; Metro Express 788; BBB Local 7, 17; BBB Rapid 7; C Local 6; C Rapid 6	<b>Expo/Vermont</b> Metro Local 102, 204; Metro Rapid 754; Metro Express 550; LD F	
<b>Westwood/Rancho Park</b> BBB 8, 12; C3	<b>Expo Park/USC</b> Metro Local 81, 102, 200; Metro Express 442, 460, 550, Line G (Silver); CE 438, 448; LD F, King East Southeast; OC 701, 721; T4X	
<b>Palms</b> BBB 5, 17	<b>Jefferson/USC</b> Metro Local 38, 81, 102, 200; Metro Express 442; LD F, King-East	
<b>Culver City</b> Metro Local 17, 33; Metro Rapid 733; BBB Local 17; C1, 5, 7; CE 437A	<b>LATTC/Ortho Institute</b> Metro Busway Silver Line (910/950); Metro Local 37, 38, 55, 81, 355, 603; Metro Express 460; LD F, King-East; OC 701, 724; T4X	
<b>La Cienega/Jefferson</b> <b>PARKING AVAILABLE</b> Metro Local 38, 105, 217; Metro Rapid 705; C4; Baldwin Hills Parklands Shuttle "The Link"		



**APPENDIX E**

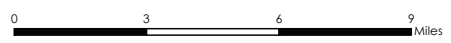
**MOBILITY NETWORK MAPS AND MOBILITY ENVIRONMENT**

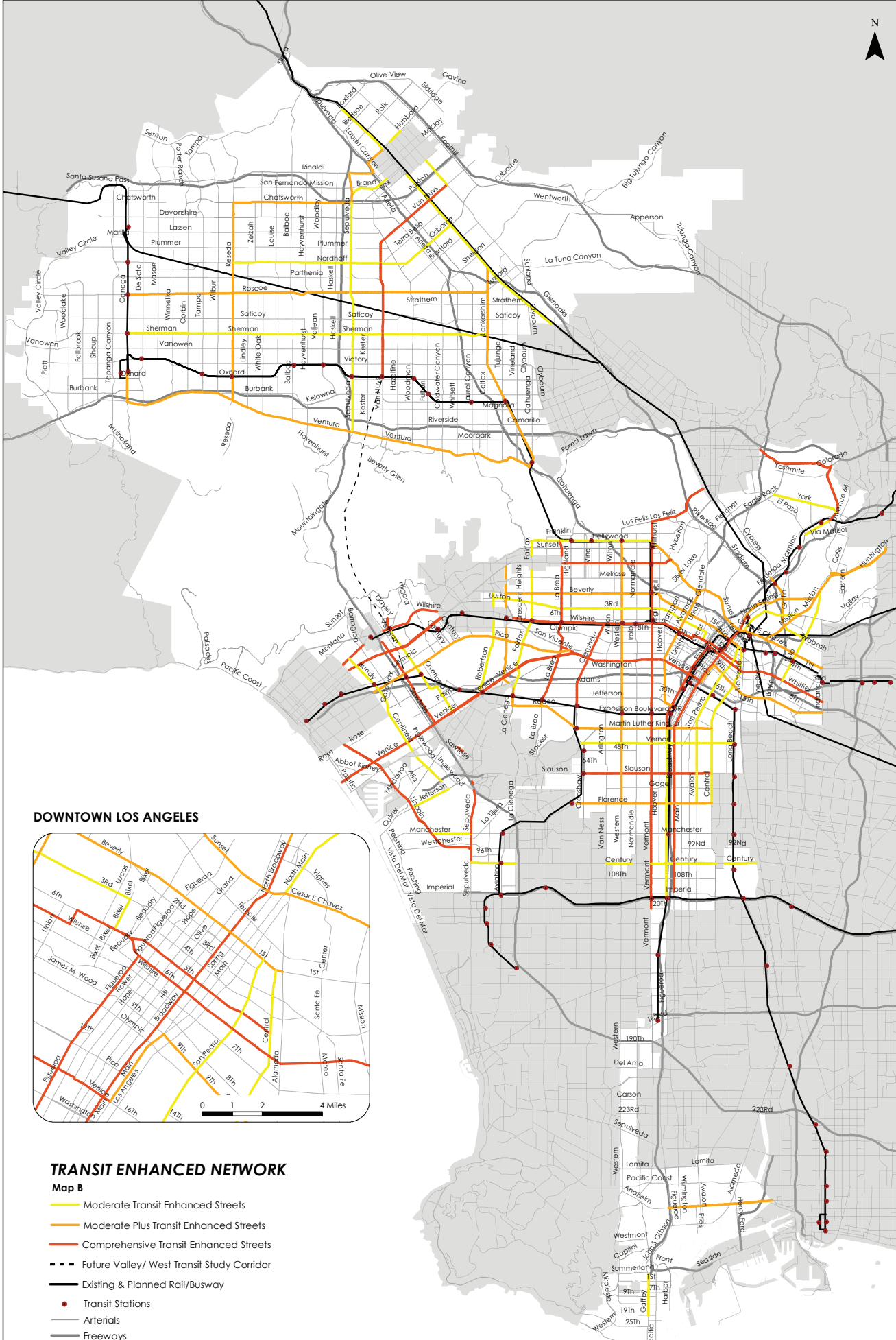




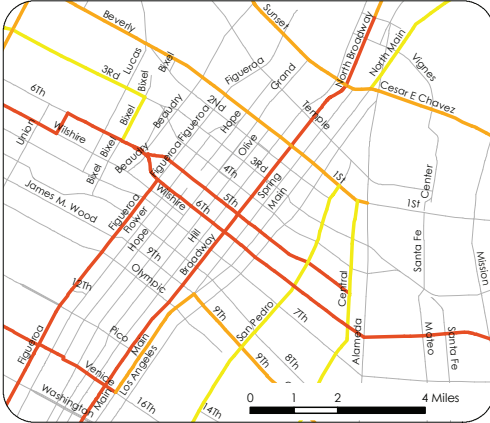
**VEHICLE ENHANCED NETWORK**  
**Map E**

- Vehicle Enhanced Network
- Arterials
- Freeways
- City of Los Angeles Boundary





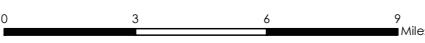
**DOWNTOWN LOS ANGELES**



**TRANSIT ENHANCED NETWORK**

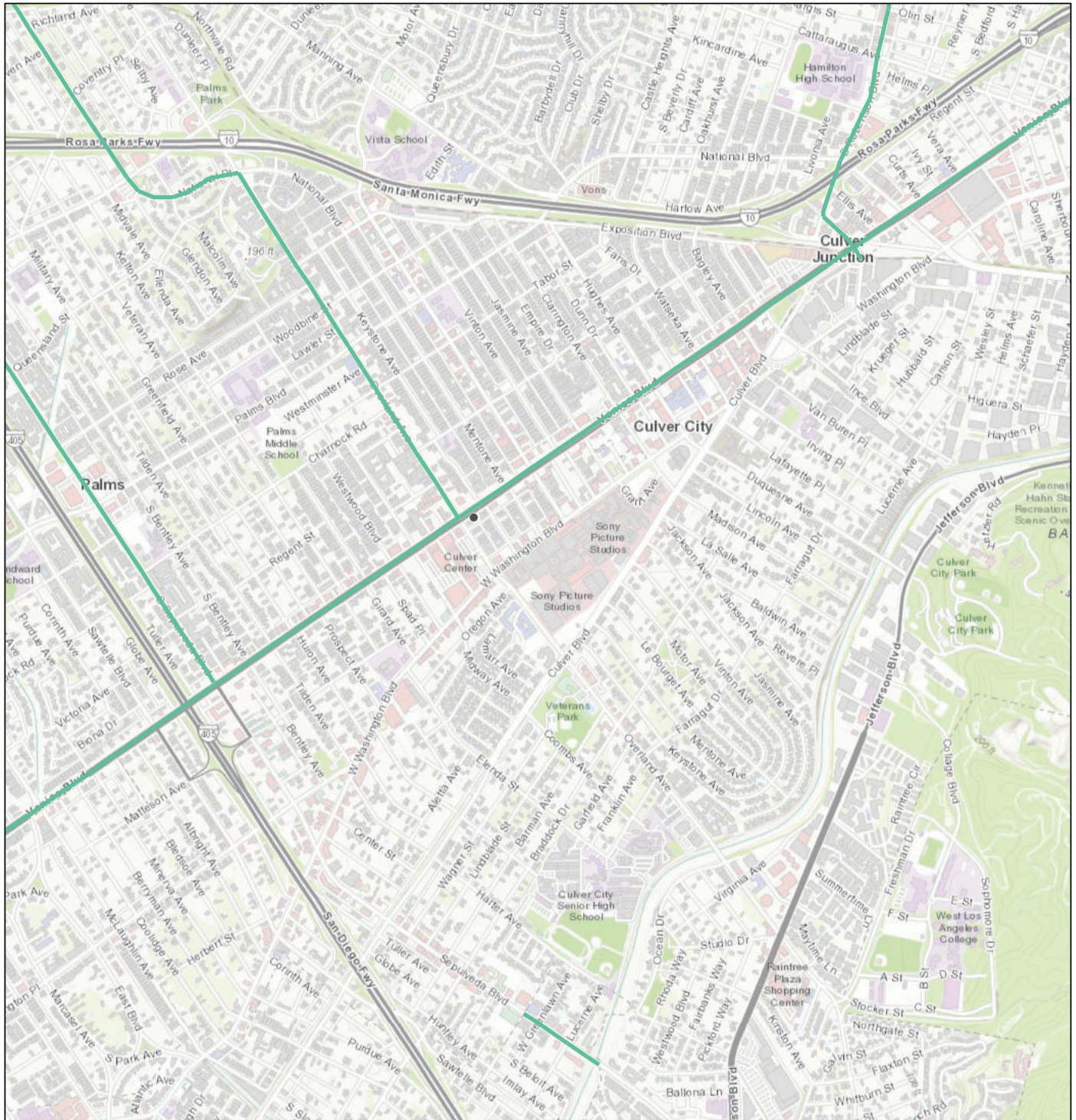
Map B

- Moderate Transit Enhanced Streets
- Moderate Plus Transit Enhanced Streets
- Comprehensive Transit Enhanced Streets
- - - Future Valley/ West Transit Study Corridor
- Existing & Planned Rail/Busway
- Transit Stations
- Arterials
- Freeways
- City of Los Angeles Boundary





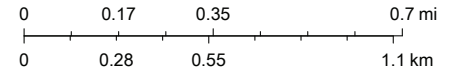
# TRANSIT ENHANCED NETWORK (TEN)



8/10/2020, 2:39:08 PM

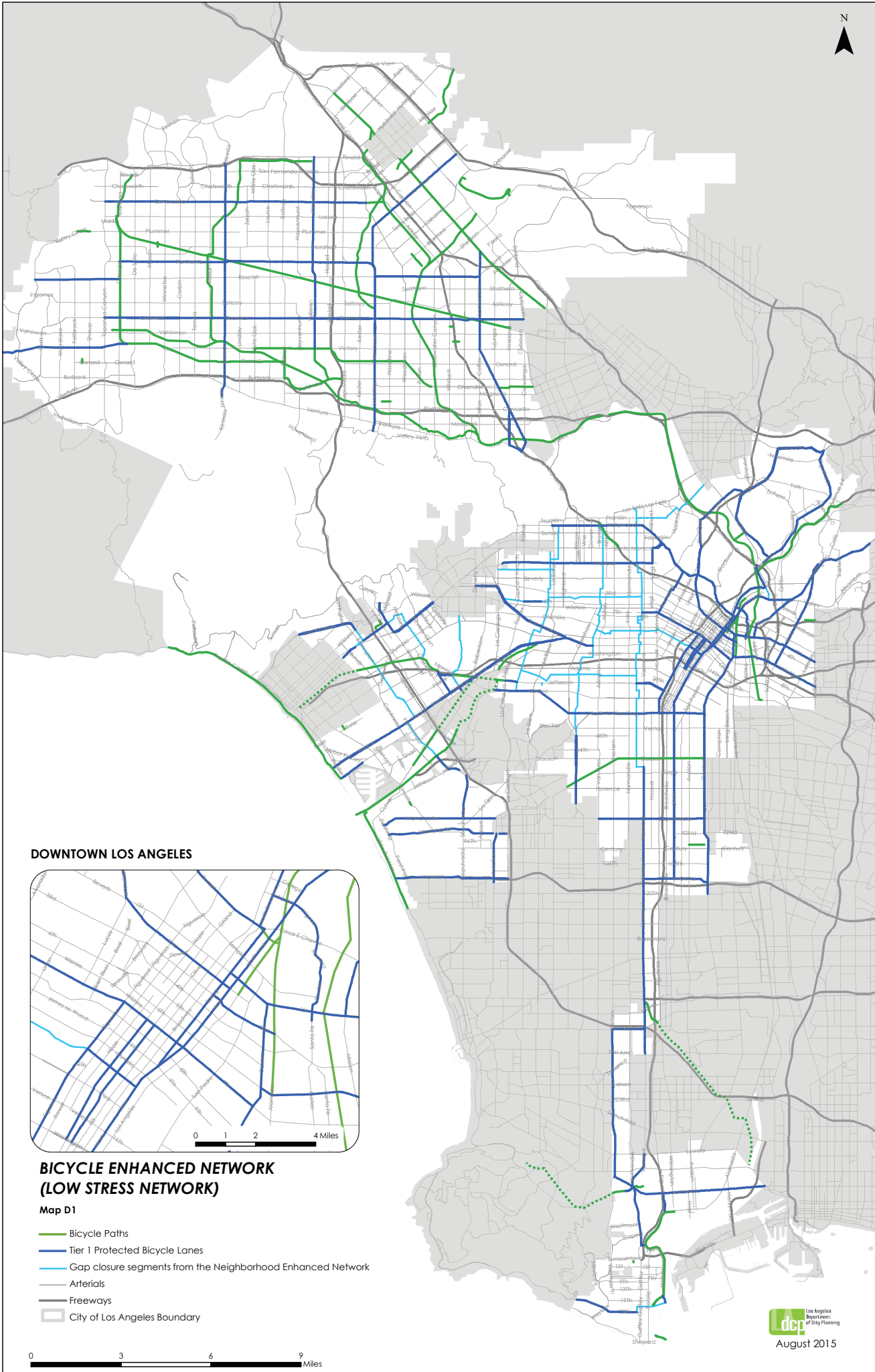
1:18,056

— Transit Enhanced Network (TEN)

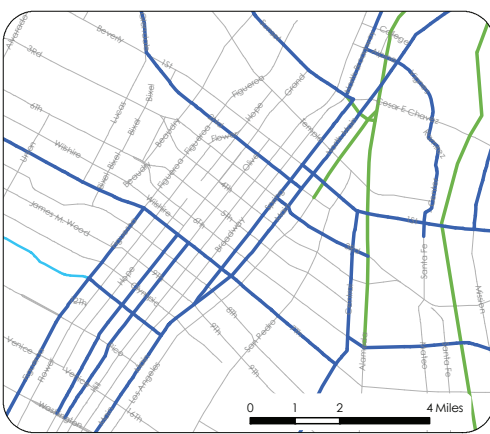


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community











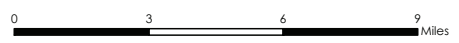
**DOWNTOWN LOS ANGELES**

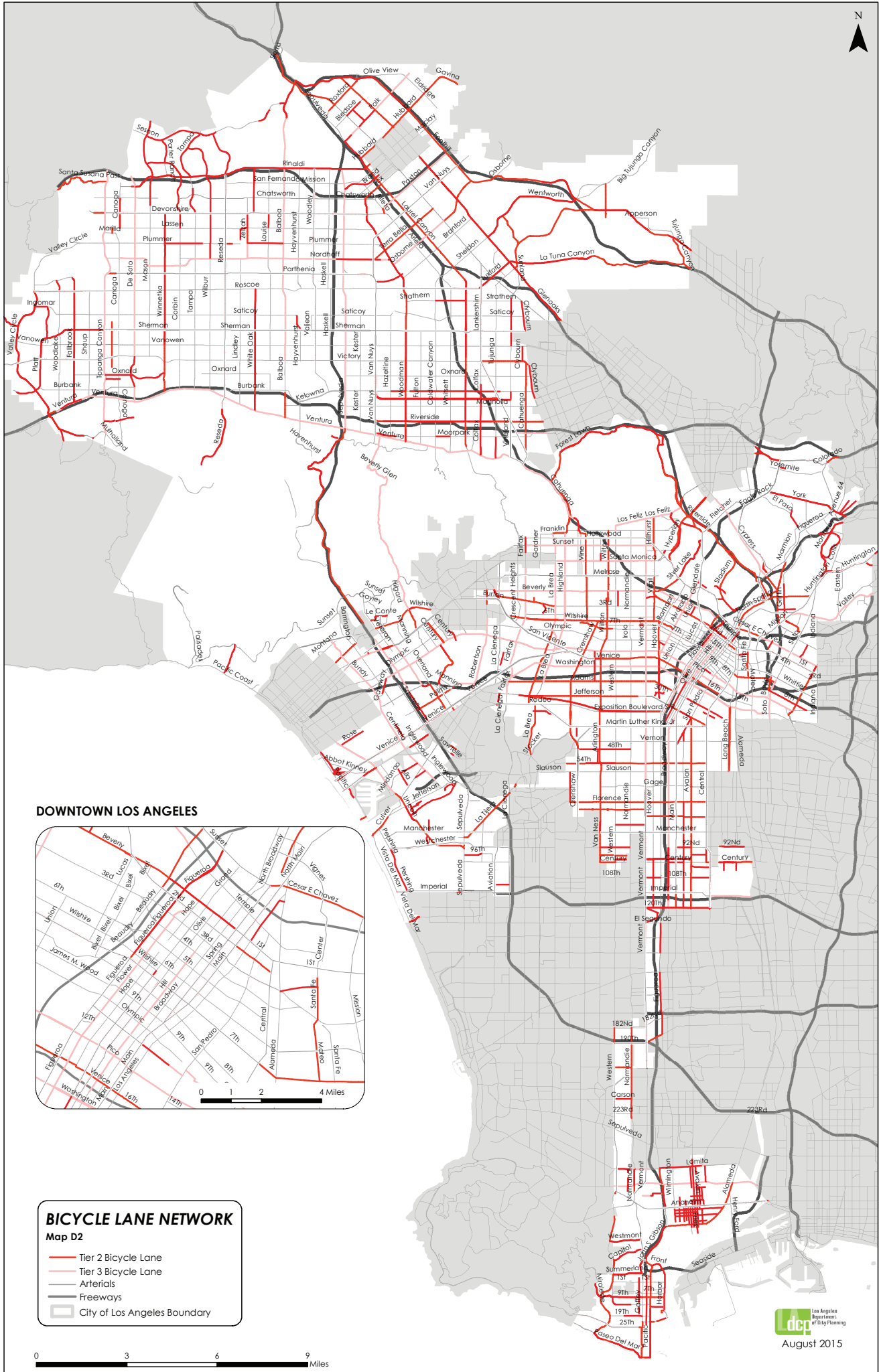


**BICYCLE ENHANCED NETWORK  
(LOW STRESS NETWORK)**

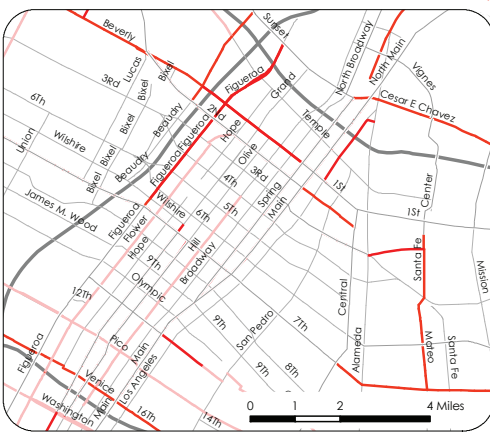
Map D1

-  Bicycle Paths
-  Tier 1 Protected Bicycle Lanes
-  Gap closure segments from the Neighborhood Enhanced Network
-  Arterials
-  Freeways
-  City of Los Angeles Boundary



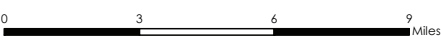


**DOWNTOWN LOS ANGELES**



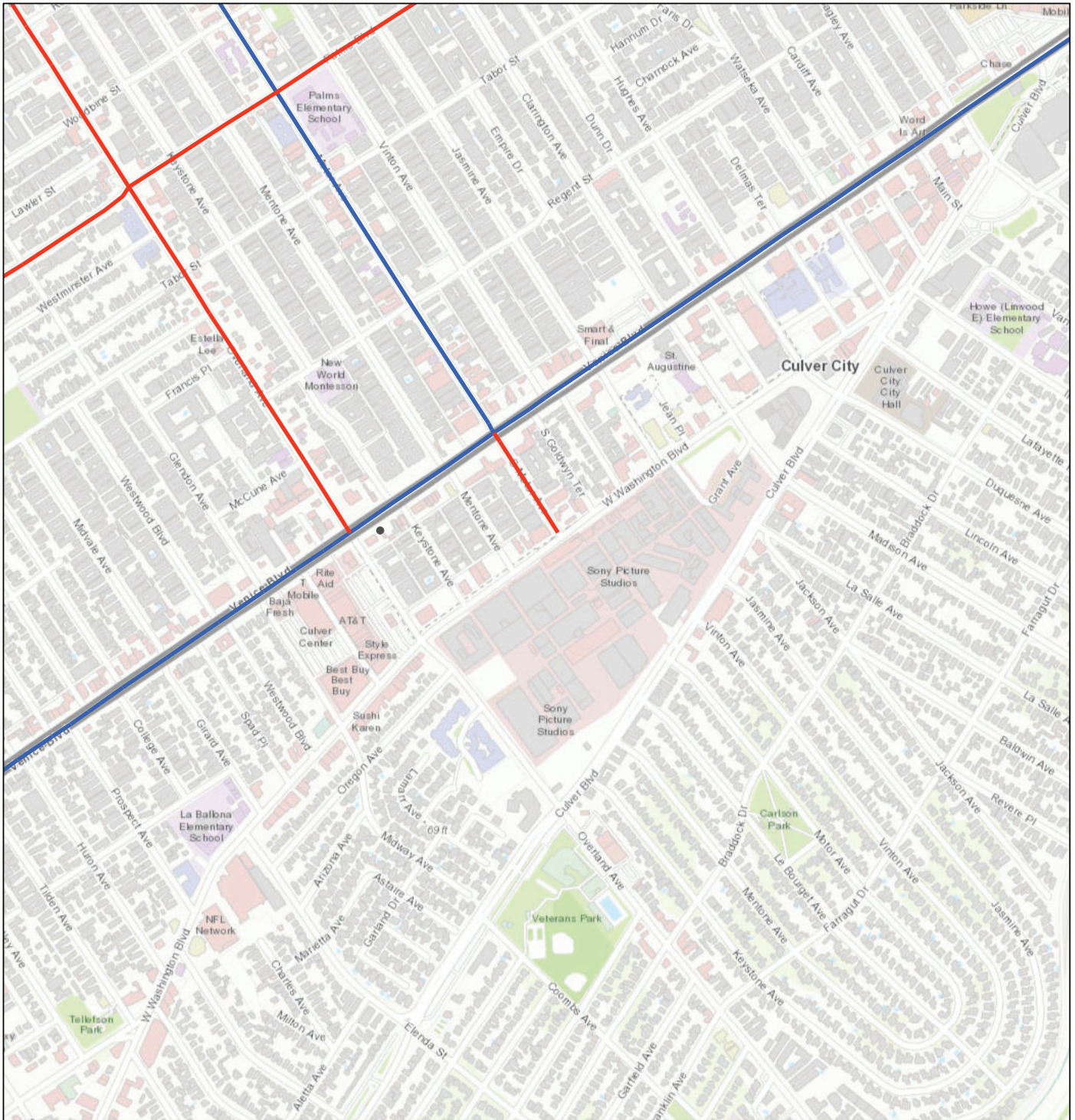
**BICYCLE LANE NETWORK**  
Map D2

- Tier 2 Bicycle Lane
- Tier 3 Bicycle Lane
- Arterials
- Freeways
- City of Los Angeles Boundary





# BICYCLE ENHANCED NETWORK (BEN)

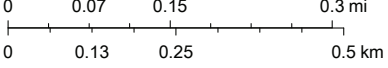


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Bicycle Network

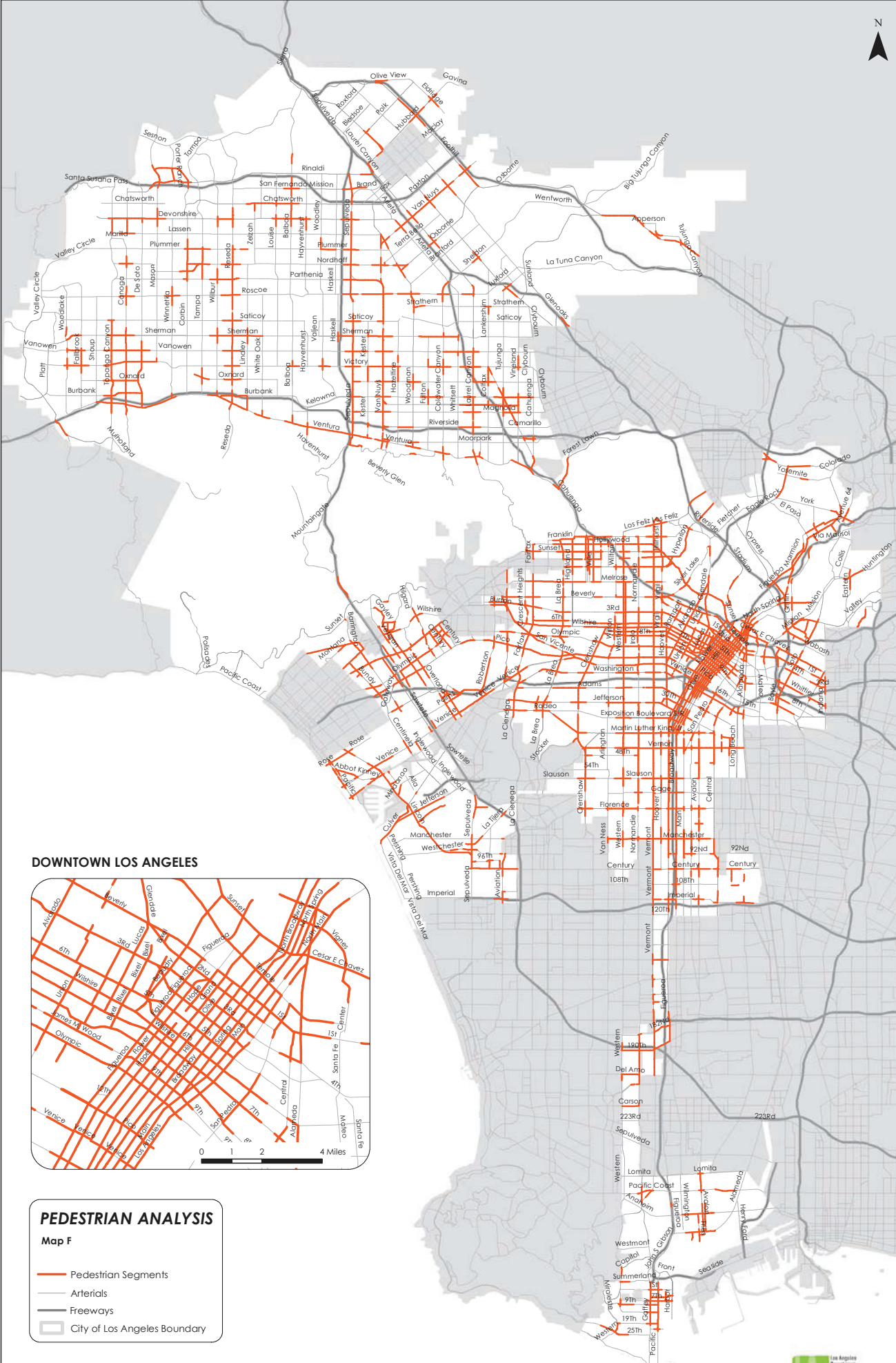
- Tier 1 (BEN)
- Tier 2 (BLN)

1:9,028



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community









**DOWNTOWN LOS ANGELES**



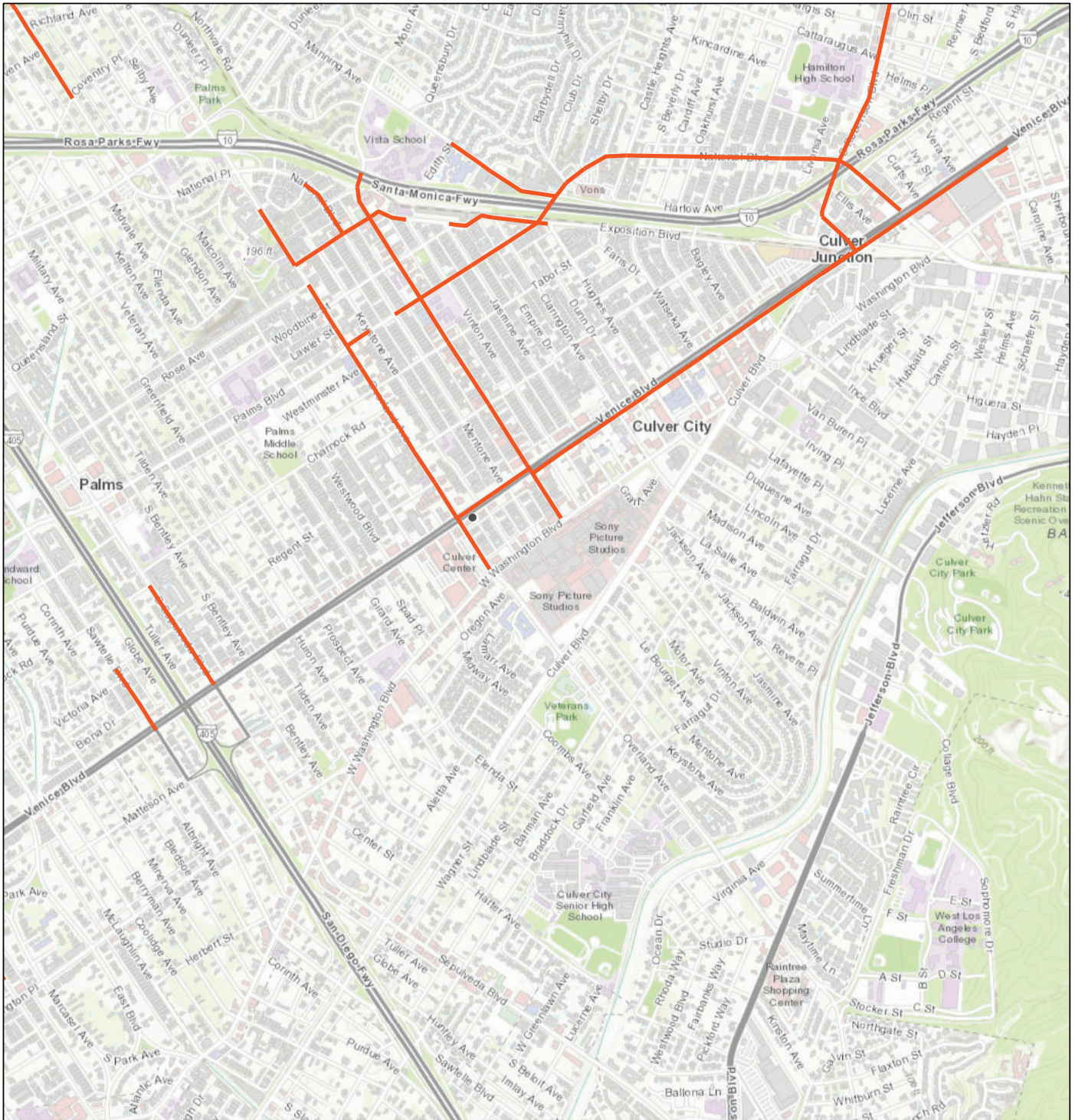
**PEDESTRIAN ANALYSIS**  
Map F

-  Pedestrian Segments
-  Arterials
-  Freeways
-  City of Los Angeles Boundary





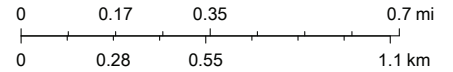
# PEDESTRIAN ENHANCED NETWORK (PEDs)



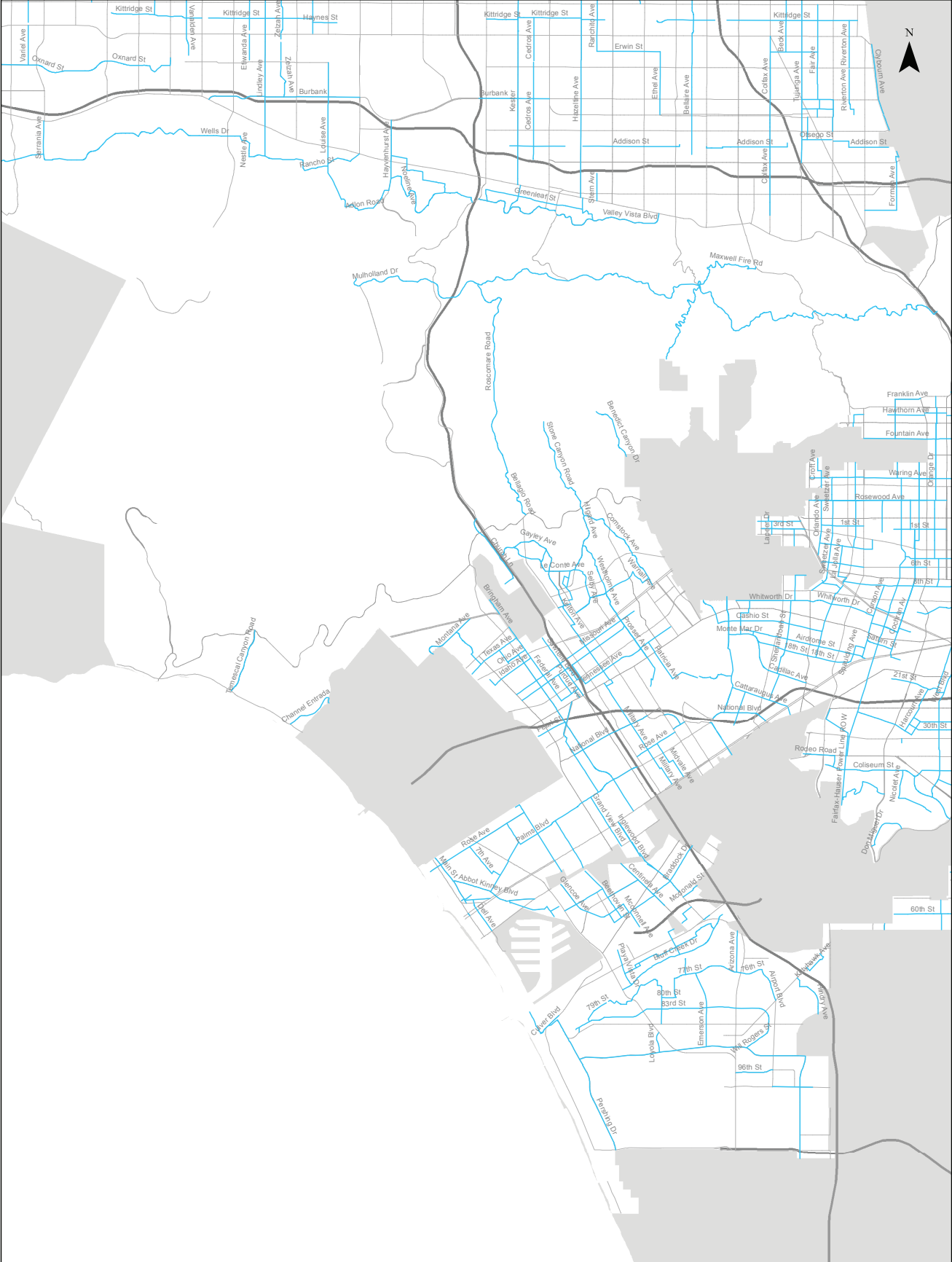
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— Pedestrian Enhanced Districts (PEDs)

1:18,056

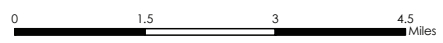


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



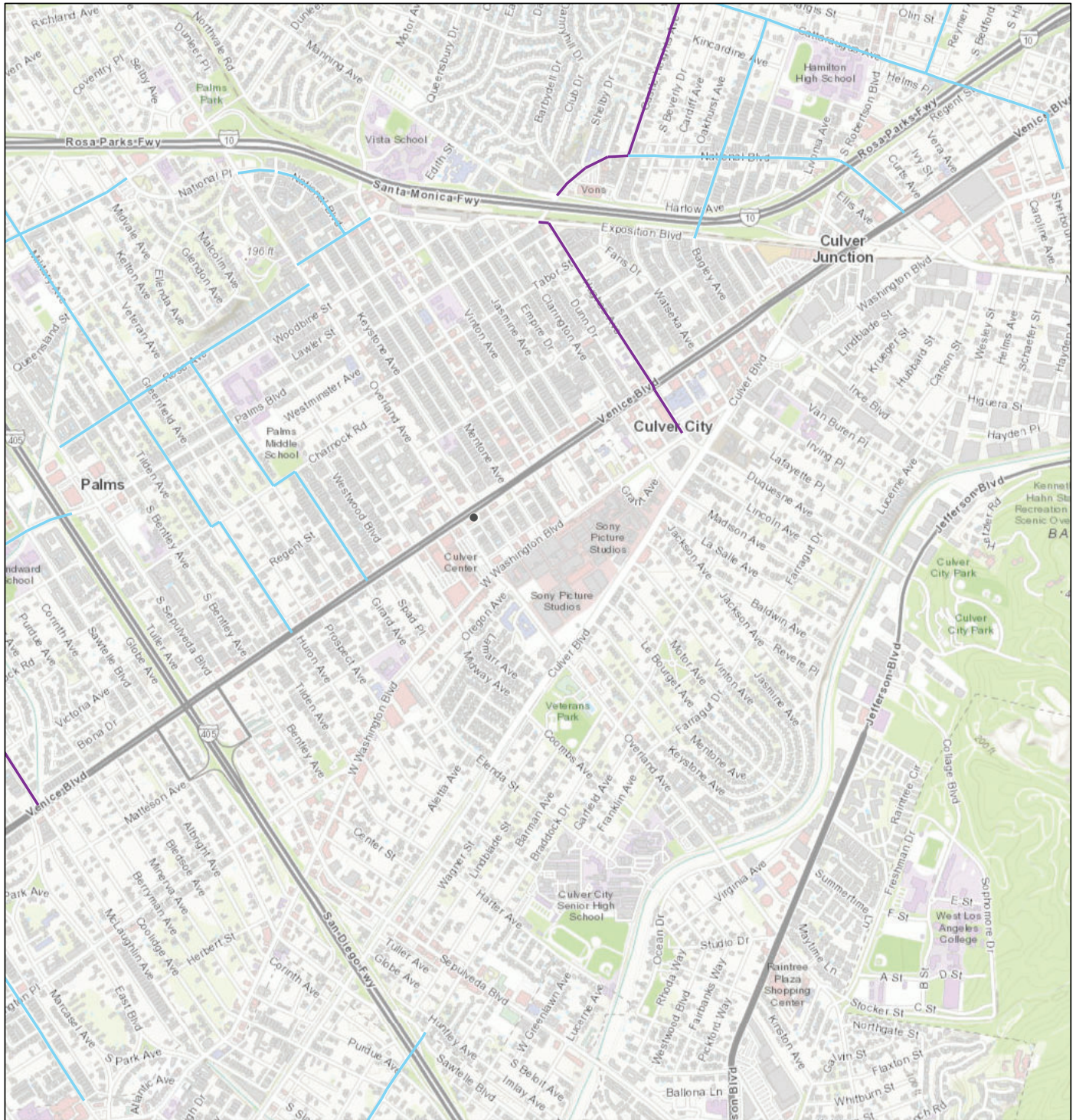
**NEIGHBORHOOD ENHANCED NETWORK - WEST SUBAREA**  
**Map C3**

- Neighborhood Network
- Arterials
- City of Los Angeles Boundary





# NEIGHBORHOOD ENHANCED NETWORK (NEN)

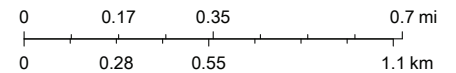


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Neighborhood Network (NEN)

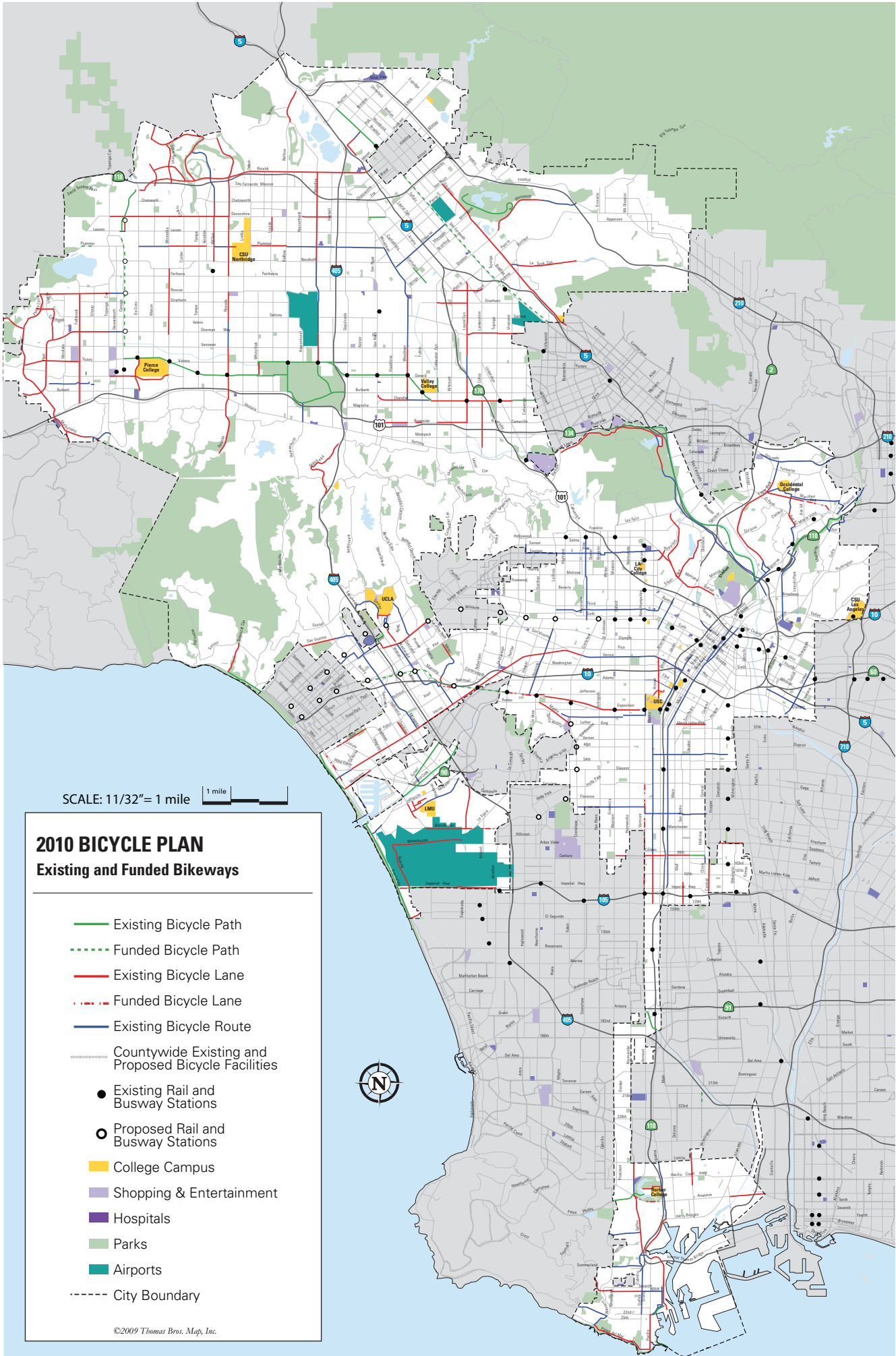
- Tier 1 NEN
- Tier 2 NEN

1:18,056



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



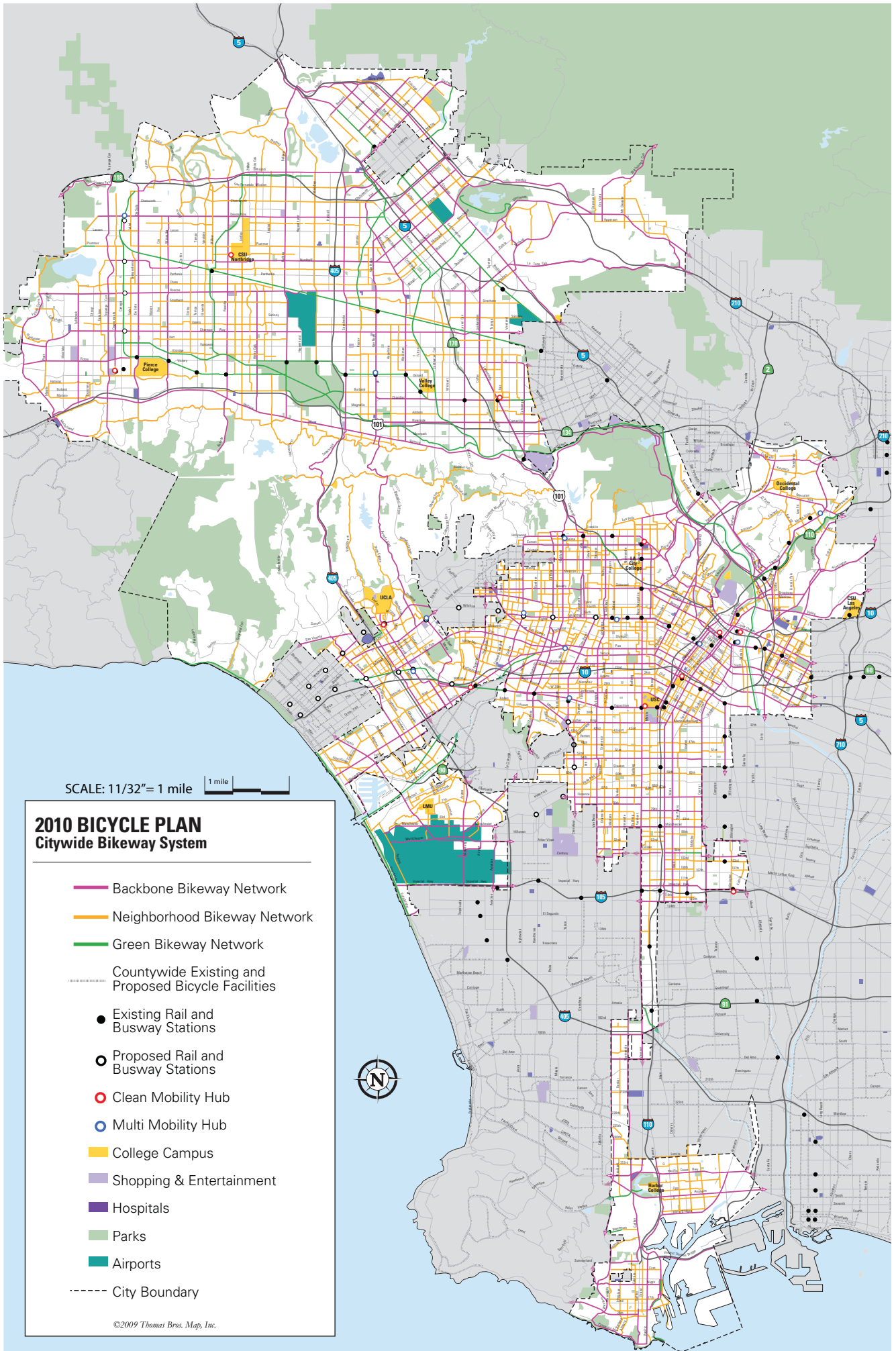


SCALE: 11/32" = 1 mile

**2010 BICYCLE PLAN**  
**Existing and Funded Bikeways**

- Existing Bicycle Path
- Funded Bicycle Path
- Existing Bicycle Lane
- Funded Bicycle Lane
- Existing Bicycle Route
- Countywide Existing and Proposed Bicycle Facilities
- Existing Rail and Busway Stations
- Proposed Rail and Busway Stations
- College Campus
- Shopping & Entertainment
- Hospitals
- Parks
- Airports
- City Boundary

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SCALE: 11/32" = 1 mile



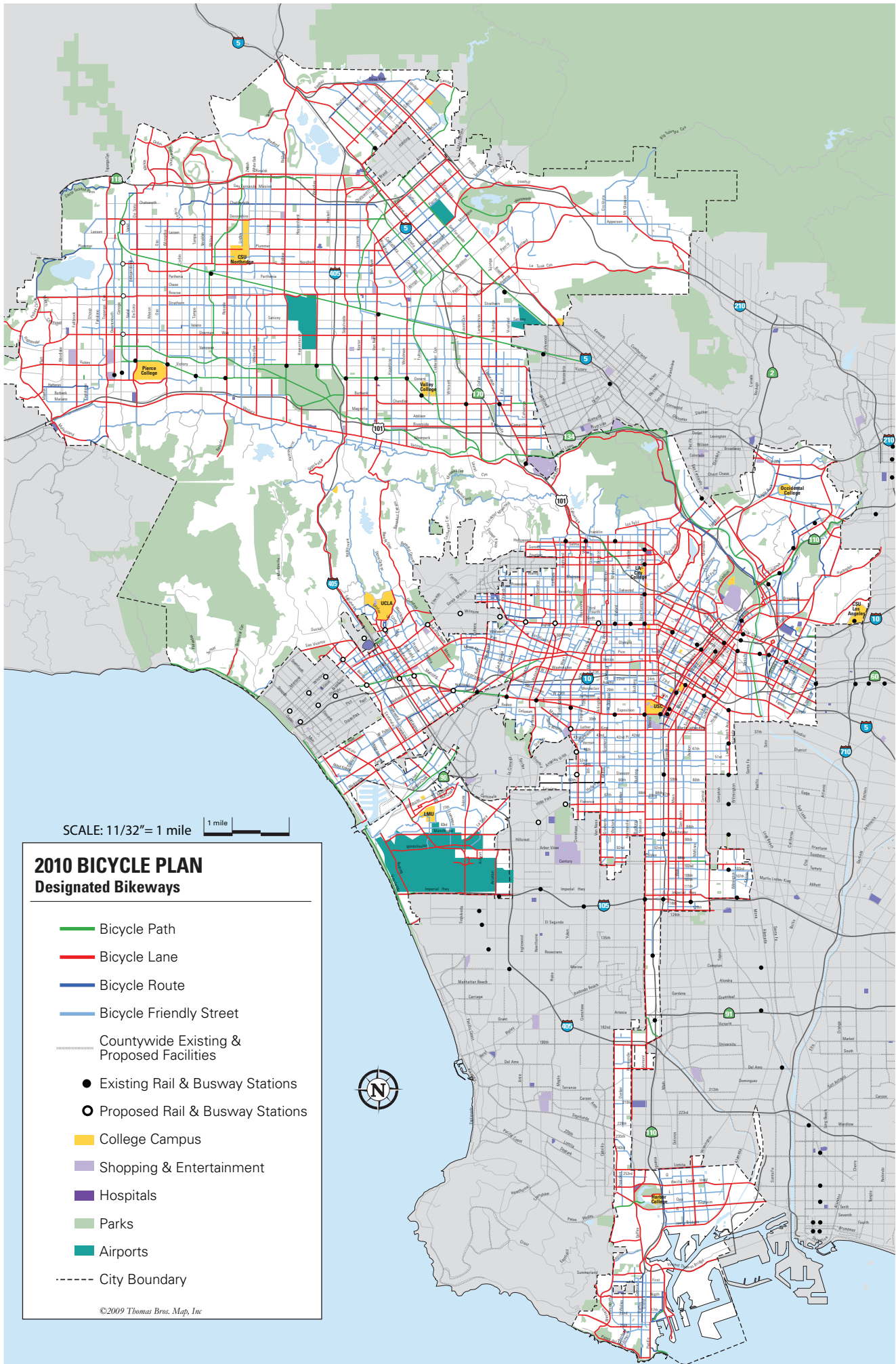
### 2010 BICYCLE PLAN Citywide Bikeway System

- Backbone Bikeway Network
- Neighborhood Bikeway Network
- Green Bikeway Network
- Countywide Existing and Proposed Bicycle Facilities
- Existing Rail and Busway Stations
- Proposed Rail and Busway Stations
- Clean Mobility Hub
- Multi Mobility Hub
- College Campus
- Shopping & Entertainment
- Hospitals
- Parks
- Airports
- - - City Boundary



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SCALE: 11/32" = 1 mile



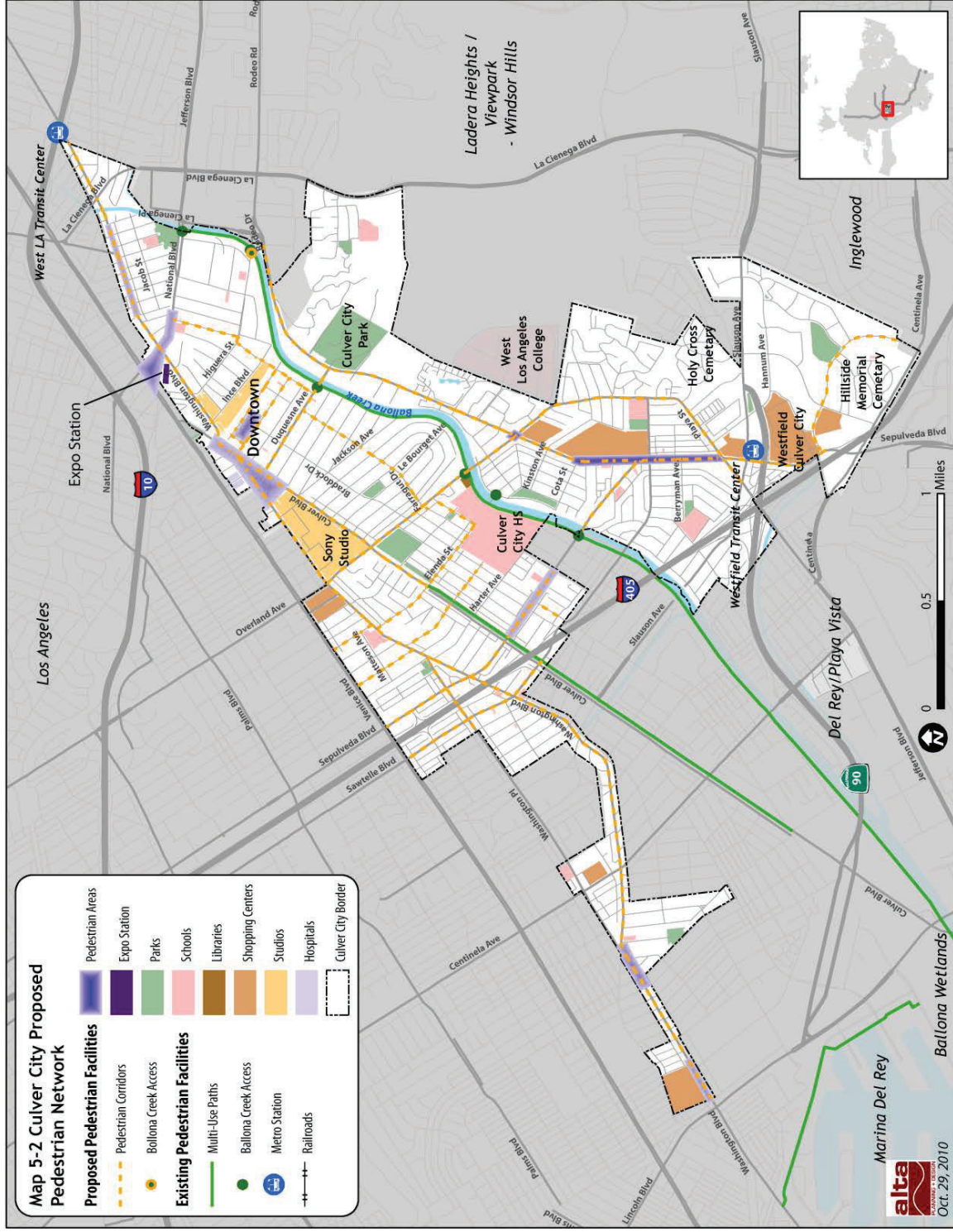
**2010 BICYCLE PLAN**  
**Designated Bikeways**

- Bicycle Path
- Bicycle Lane
- Bicycle Route
- Bicycle Friendly Street
- Countywide Existing & Proposed Facilities
- Existing Rail & Busway Stations
- Proposed Rail & Busway Stations
- College Campus
- Shopping & Entertainment
- Hospitals
- Parks
- Airports
- City Boundary

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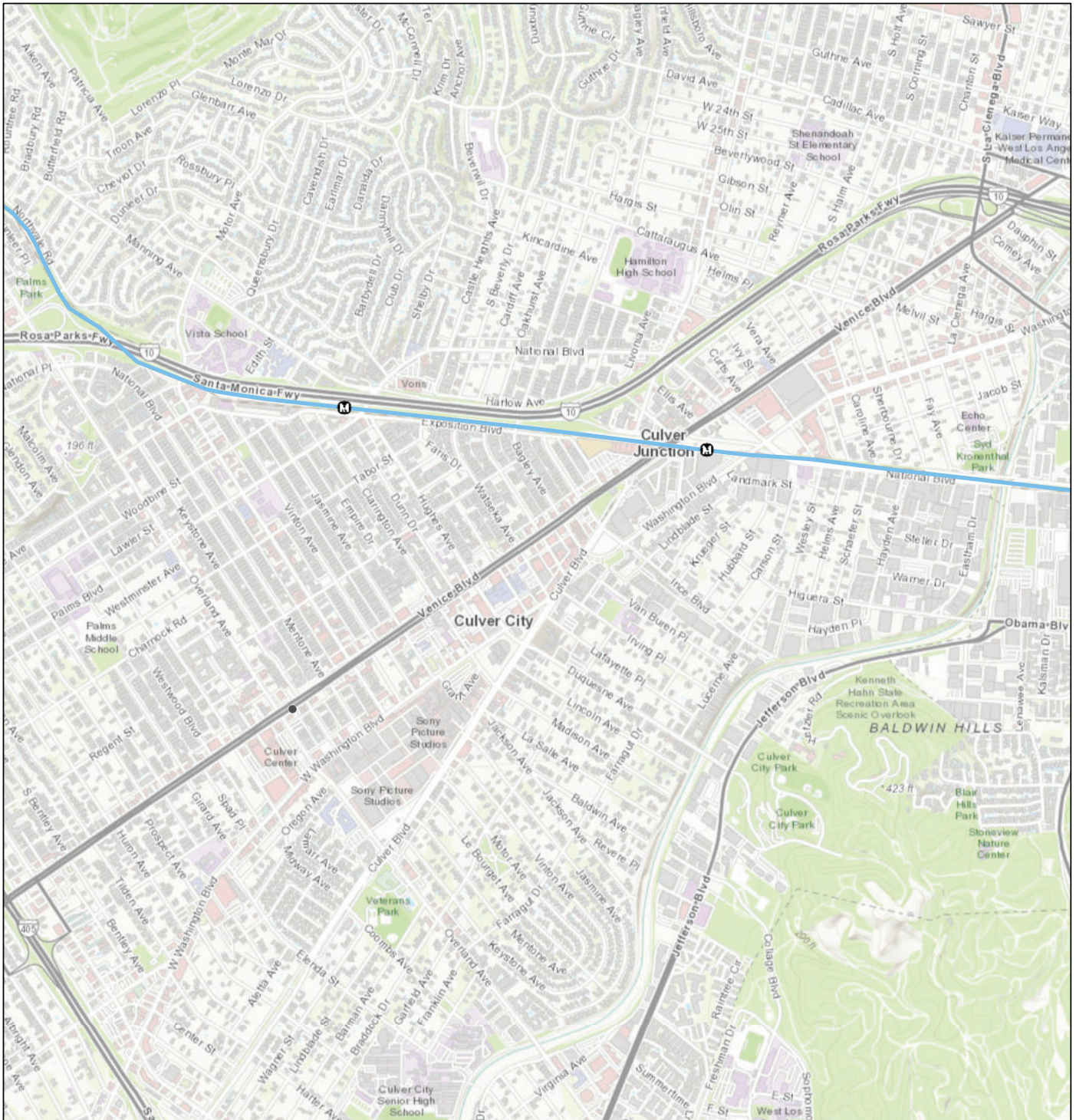




Map 5-2 Proposed Pedestrian Network



# METRO STATIONS



5/7/2021, 3:40:41 PM

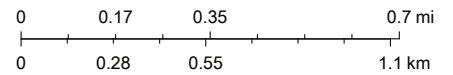
1:18,056

Metro Stations

Existing

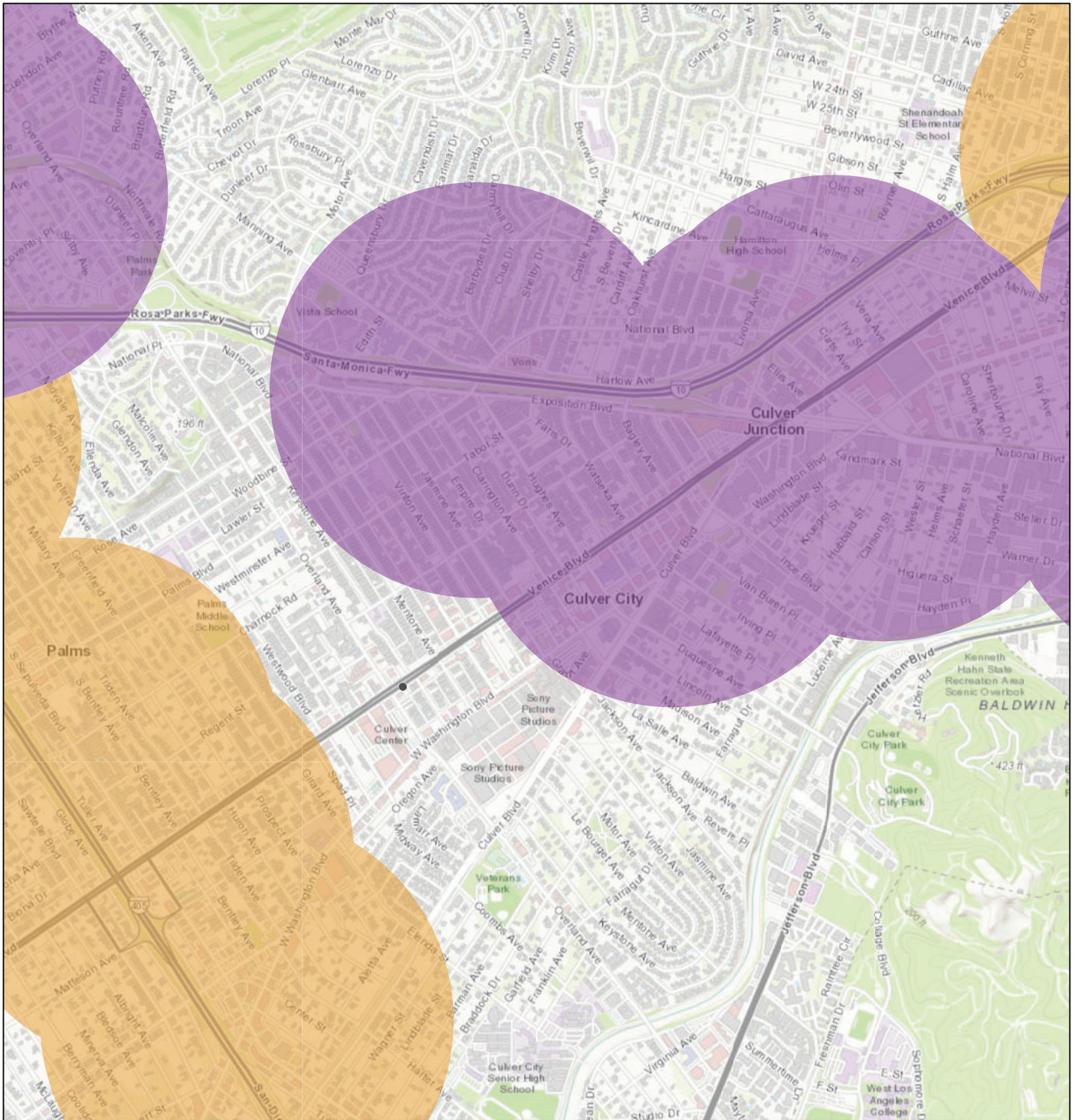
Metro Lines

Expo Line





# TRANSIT PRIORITY AREA (TPA)

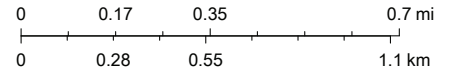


5/7/2021, 3:42:23 PM

Transit Priority Area (TPA)

- Light Rail
- Major Bus Routes

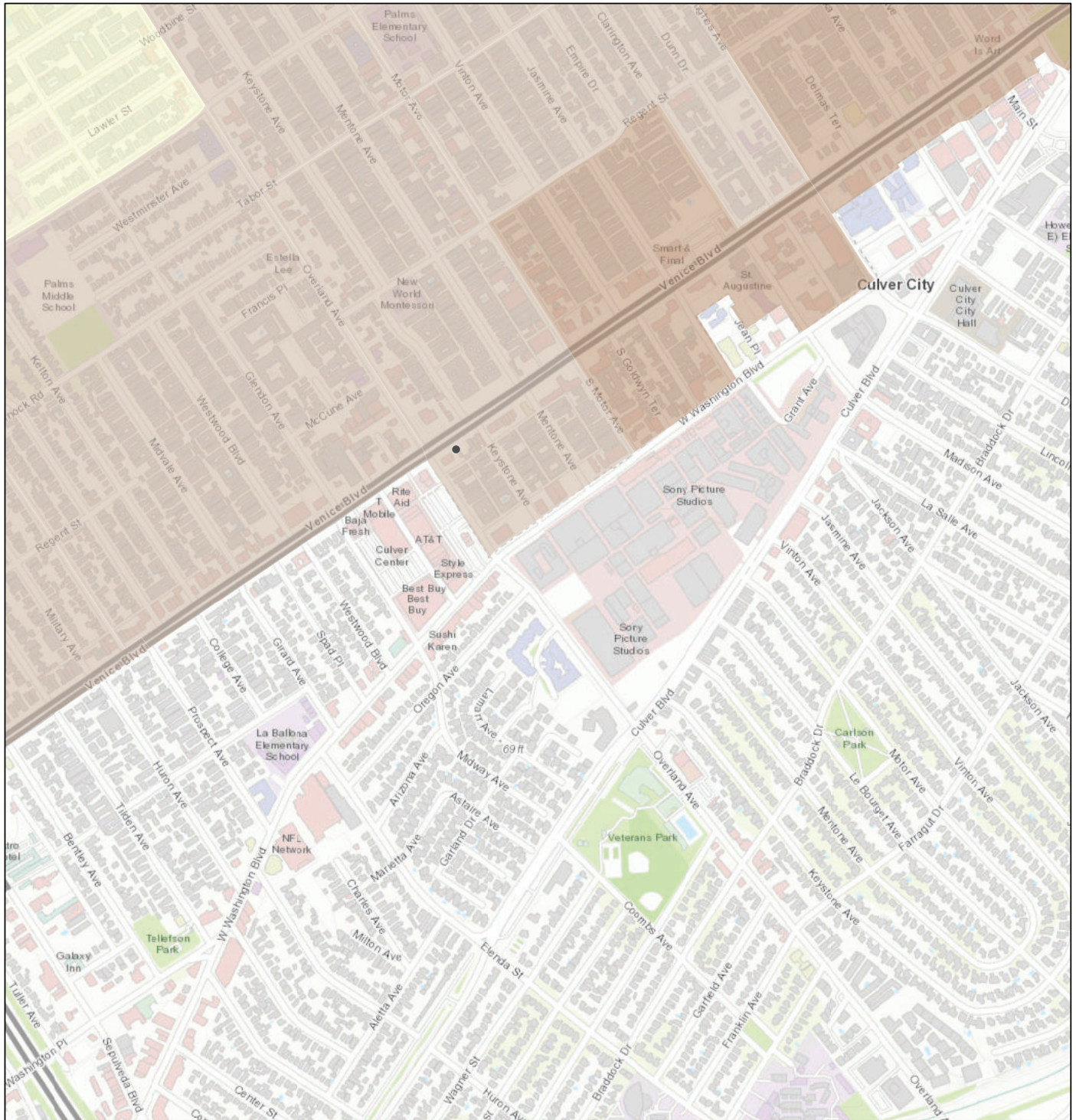
1:18,056



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA



# WALKABILITY INDEX

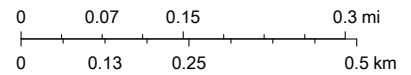


8/10/2020, 2:08:19 PM

Walkability Index

- Medium Walkability
- High Walkability

1:9,028



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



# 10626 Venice Boulevard

Washington Culver, Culver City, 90232

Commute to **Downtown Culver City**

2 min 8 min 4 min 15 min [View Routes](#)

**Favorite** **Map** **Nearby Apartments**

Looking for a home for sale in Culver City? [🏠](#)

Walk Score  
**96**

## Walker's Paradise

Daily errands do not require a car.

Transit Score  
**53**

## Good Transit

Many nearby public transportation options.

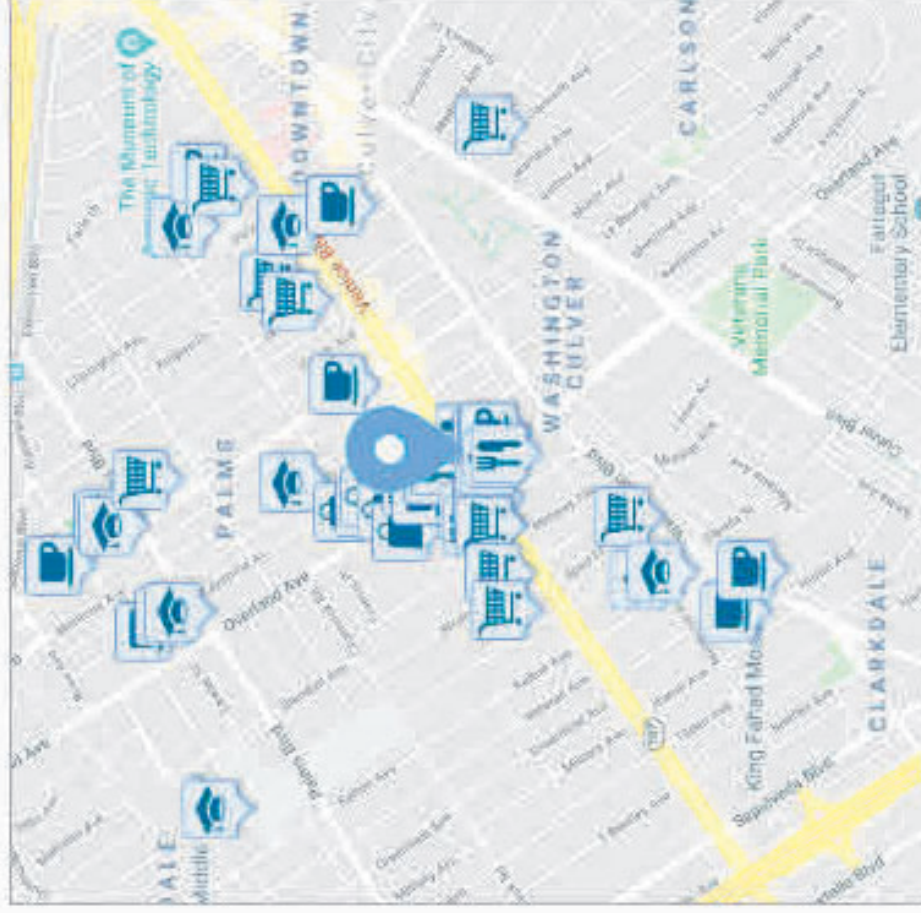
Bike Score  
**75**

## Very Bikeable

Biking is convenient for most trips.

About your score

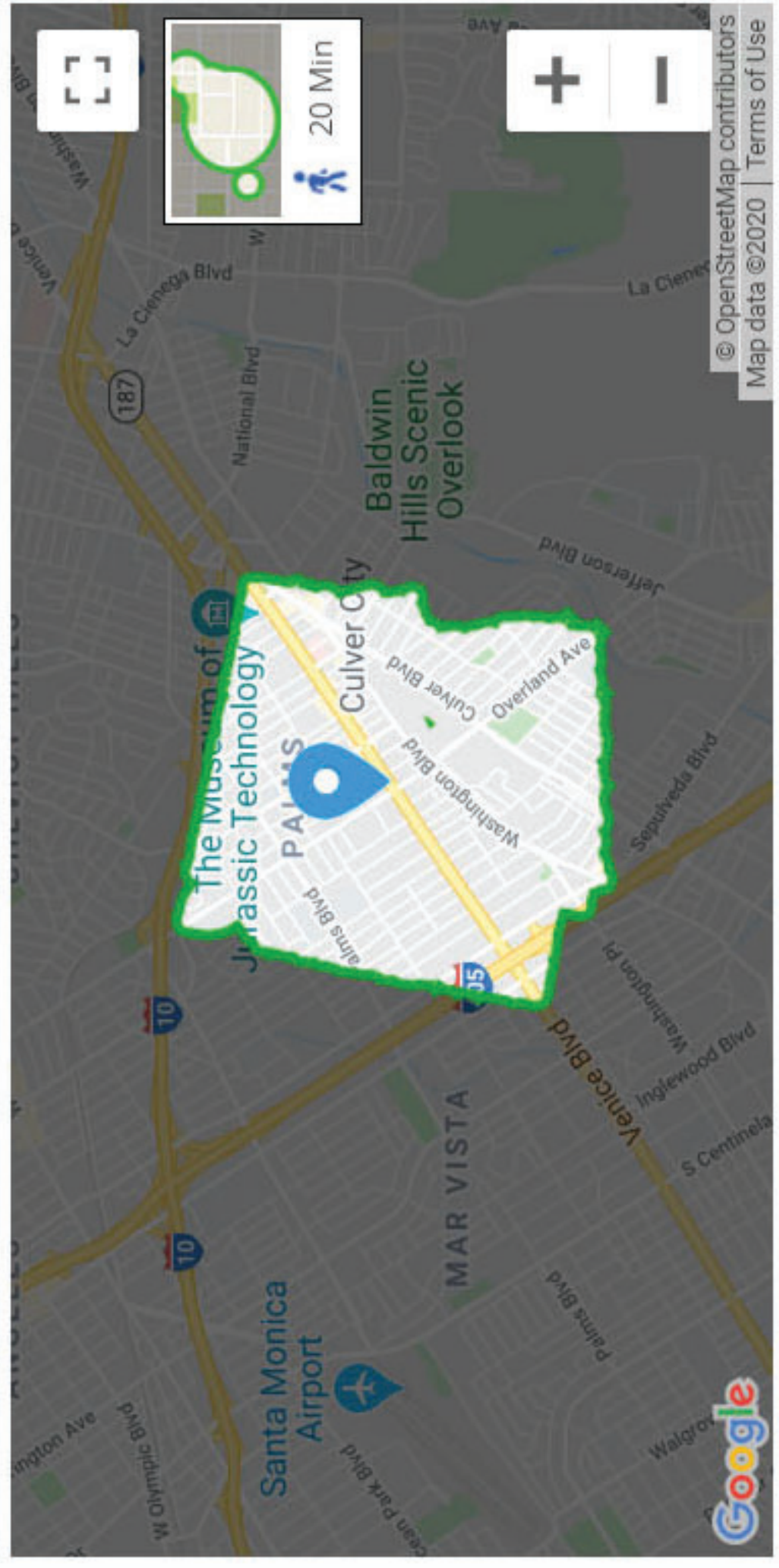
Add scores to your site



# Travel Time Map

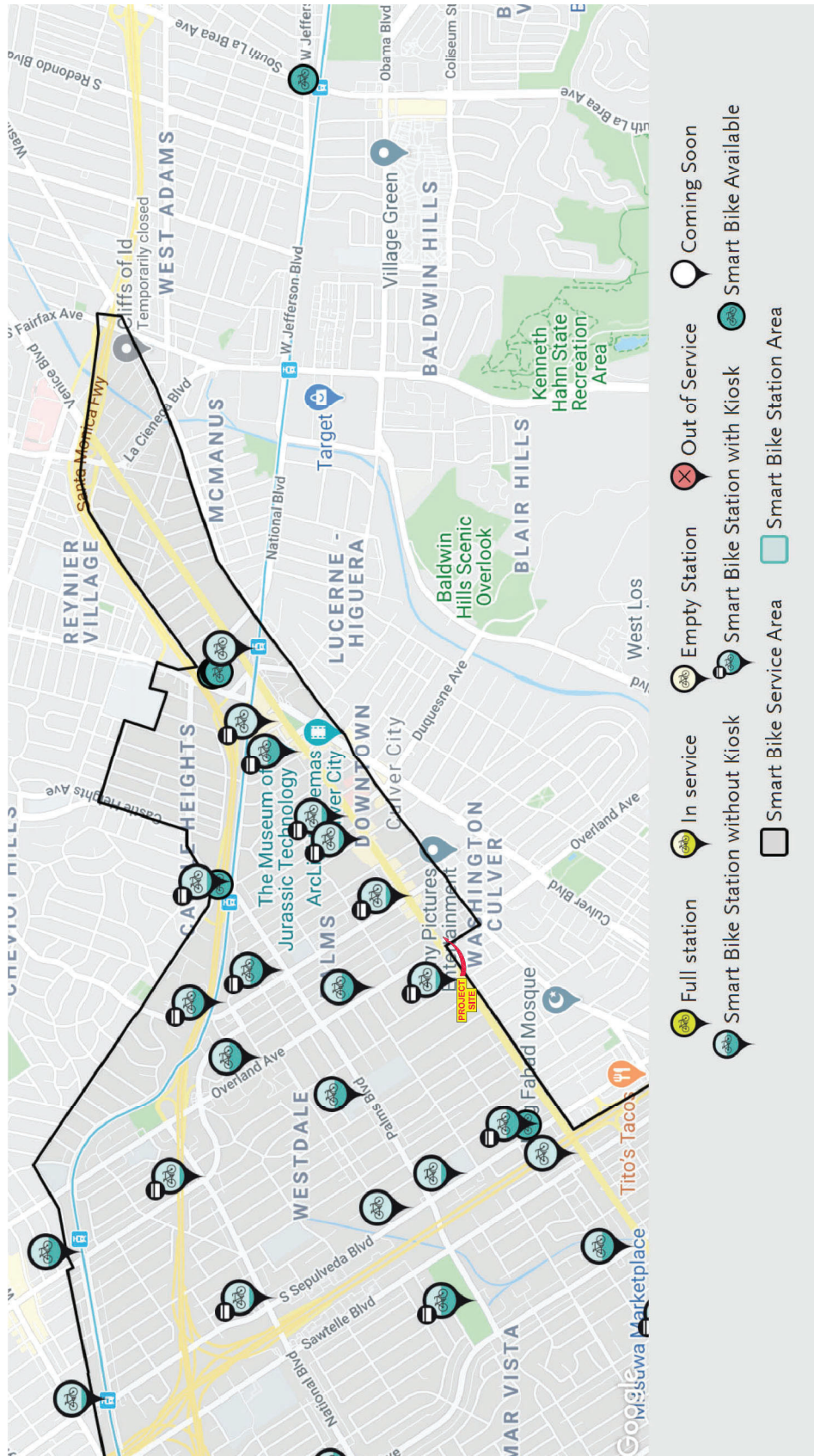
[Add to your site](#)

Explore how far you can travel by car, bus, bike and foot from 10626 Venice Boulevard.





# METRO BIKE STATION MAP



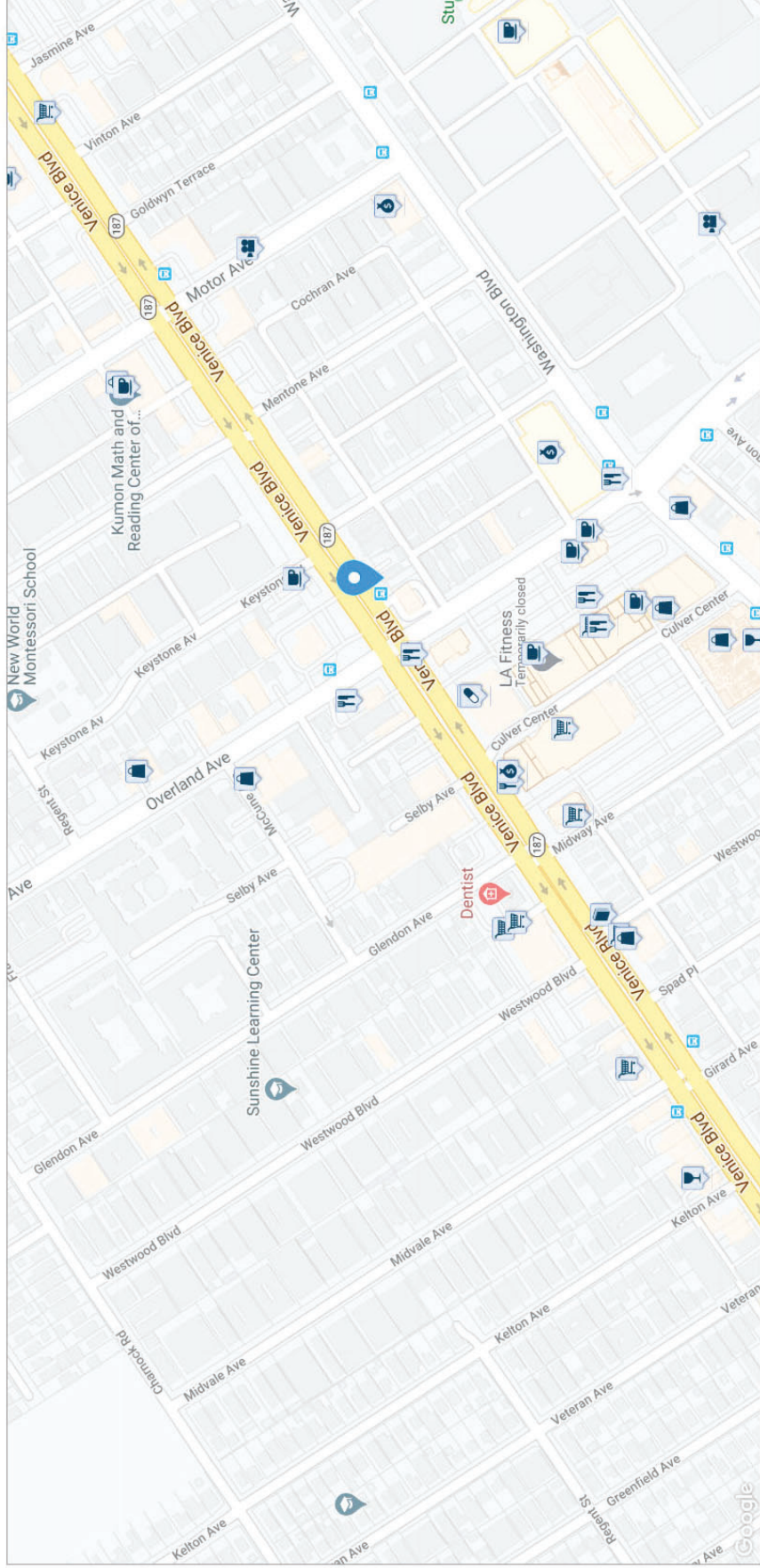
5/2021

## METRO BIKE SHARE STATION MAP

**Overland Traffic Consultants, Inc.**  
 952 Manhattan Beach Bl, #100, Manhattan Beach, CA 90266  
 (310) 545 - 1235, [OTC@overlandtraffic.com](mailto:OTC@overlandtraffic.com)

## What's Nearby

- Restaurants:**  
 Smashburger .01mi
- Coffee:**  
 McDonald's .07mi
- Bars:**  
 Blind Barber West LLC .2mi
- Groceries:**  
 Ralphs .09mi
- Parks:**  
 Veterans Memorial Park .5mi
- Schools:**  
 New World Montessori School .2mi
- Shoppings:**  
 Elwood Clothing .1mi
- Entertainment:**  
 Sony Pictures Studios .2mi
- Errands:**  
 Rite Aid .04mi
- Search Nearby:**







**APPENDIX F**

**VMT CALCULATOR SCREENING REPORT**

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



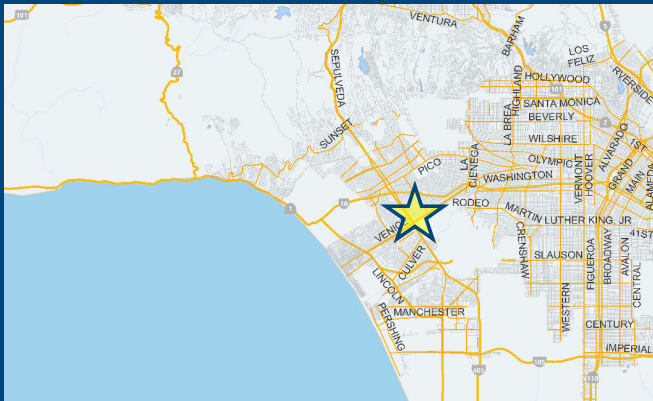
*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

## Project Information

Project:

Scenario:  [www](#)

Address:



## Existing Land Use

Land Use Type	Value	Unit
Retail   Auto Repair	2.86	ksf
Housing   Multi-Family	6	DU
Retail   Auto Repair	2.86	ksf
Office   Medical Office	1.456	ksf
(custom) gas station   Daily	2408	Trips
(custom) gas station   HBW-Attraction Split	5	Percent
(custom) gas station   HBO-Attraction Split	51	Percent
(custom) gas station   NHB-Attraction Split	22	Percent
(custom) gas station   HBW-Production Split	0	Percent
(custom) gas station   HBO-Production Split	0	Percent
(custom) gas station   NHB-Production Split	22	Percent
(custom) gas station   Daily	0	Residents
(custom) gas station   Daily	1	Employees
(custom) gas station   Daily	Retail	Retail/Non-Re

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   Fast-Food Restaurant	5.528	ksf
Retail   Fast-Food Restaurant	5.528	ksf
Housing   Multi-Family	122	DU
Housing   Affordable Housing - Family	14	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
<b>1,853</b> Daily Vehicle Trips	<b>857</b> Daily Vehicle Trips
<b>13,454</b> Daily VMT	<b>5,761</b> 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 -996  
Net Daily Trips

The net increase in daily VMT ≤ 0 -7,693  
Net Daily VMT

The proposed project consists of only retail land uses ≤ 50,000 square feet total. 5.528  
ksf

**The proposed project is not required to perform VMT analysis.**

Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

Yes  No





## REFERRAL FORMS:

# TRANSPORTATION STUDY ASSESSMENT

## DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

**RELATED CODE SECTION:** Los Angeles Municipal Code Section 16.05 and various code sections.

**PURPOSE:** The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

### **GENERAL INFORMATION**

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with the Department of City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <http://ladot.lacity.org>.
- A transportation study is not needed for the following project applications:
  - Ministerial / by-right projects
  - Discretionary projects limited to a request for change in hours of operation
  - Tenant improvement within an existing shopping center for change of tenants
  - Any project only installing a parking lot or parking structure
  - Time extension
  - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT.

### **SPECIAL REQUIREMENTS**

When submitting this referral form to LADOT, include the completed documents listed below.

- Copy of Department of City Planning Application (CP-7771.1).
- Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- Copy of project-specific VMT Calculator<sup>1</sup> analysis results.



**TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW**

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

**Metro**  
213-972-8482  
100 S. Main St, 9<sup>th</sup> Floor  
Los Angeles, CA 90012

**West LA**  
213-485-1062  
7166 W. Manchester Blvd  
Los Angeles, CA 90045

**Valley**  
818-374-4699  
6262 Van Nuys Blvd, 3<sup>rd</sup> Floor  
Van Nuys, CA 91401

**1. PROJECT INFORMATION**

Case Number: ENV-2021-3407-CE and DIR-2021-3405-TOC-SPR-HCA

Address: 10626 Venice Boulevard

Project Description: Construct 122 market rate apts, 14 affordable apts. & approximately 5,528 s.f. restaurant


Seeking Existing Use Credit (will be calculated by LADOT): Yes  No  Not sure

Applicant Name: Matthew Hayden

Applicant E-mail: matthew@haydenplanning.com Applicant Phone: (310) 614-2964

Planning Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**2. PROJECT REFERRAL TABLE**

	Land Use (list all)	Size / Unit	Daily Trips <sup>1</sup>
Proposed <sup>1</sup>	Apartments	122	
	Affordable Apartments	14	
	Restaurant (high-turnover sit-down)	5,528	
	<i>Total trips<sup>1</sup>:</i>		
<p><b>a.</b> Does the proposed project involve a discretionary action? <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span></p> <p><b>b.</b> Would the proposed project generate 250 or more daily vehicle trips<sup>2</sup>? <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span></p> <p><b>c.</b> 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 heavy rail, light rail, or bus rapid transit station<sup>3</sup>? <span style="float: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span></p> <p>If <b>YES</b> to <b>a.</b> and <b>b.</b> or <b>c.</b>, or to <b>all</b> of the above, the Project <u>must</u> be referred to LADOT for further assessment.</p> <p>Verified by: Planning Staff Name: <u>More Song</u> Phone: <u>(213) 978-1319</u></p> <p style="text-align: center;">Signature: <u></u> Date: <u>July 14, 2021</u></p>			

<sup>1</sup> Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

<sup>2</sup> To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

<sup>3</sup> Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

**TO BE COMPLETED BY LADOT**

**3. PROJECT INFORMATION**

	Land Use (list all)	Size / Unit	Daily Trips	
Proposed	Apartments	122		
	Affordable Apartments	14		
	Restaurant(s)	5,528		
	<i>Total new trips:</i>			857
Existing	Gas Station	14 service positions		
	Medical Dental Office	1,456 sf		
	Auto Repair (2)	2,860 sf total		
	<i>Total existing trips:</i>			1,853
	<i>Net Increase / Decrease (+ or -)</i>			-996

- a. Is the project a single retail use that is less than 50,000 square feet? Yes  No
- b. Would the project generate a net increase of 250 or more daily vehicle trips? Yes  No
- c. Would the project result in a net increase in daily VMT? Yes  No
- d. 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 heavy rail, light rail, or bus rapid transit station? Yes  No
- e. Does the project trigger Site Plan Review (LAMC 16.05)? Yes  No
- f. Project size:
  - i. Does the project contain a lot that is 0.5-acre or more in total gross area? Yes  No
  - ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? Yes  No
  - iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? Yes  No

**VMT Analysis (CEQA Review)**

If **YES** to a. and **NO** to d. a VMT analysis is **NOT** required.  
 If **YES** to both b. and c.; or to d. a VMT analysis is required.

**Access, Safety, and Circulation Assessment (Corrective Conditions)**

If **YES** to b., a project access, safety, and circulation evaluation may be required.  
 If **YES** to b. and e. and either f.i., f.ii., or f.iii., an access assessment may be required.

LADOT Comments:

*Please contact LABOE For any potential Right-of-Way dedication and/or improvement requirements for the project. Also, submit dimensioned site/Driveway plans (1"=40") to the Westchester Development Review office for final Driveway review and recommendation.*

Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TDM Requirements: Yes  No


Fee Calculation Estimate: N/A

VMT Analysis Required (Question b. satisfied): Yes  No

Access, Safety, and Circulation Evaluation Required (Question b. satisfied): Yes  No

Access Assessment Required (Question b., e., and either f.i., f.ii. or f.iii satisfied): Yes  No

Prepared by DOT Staff Name: Pedro B. Ayala Phone: (213) 485-1062

Signature:  Date: 7/15/21: Thursday

LADOT Case No. Other WLA21-111476

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

## Project Information

Project:

Scenario:

Address:



Is the project replacing an existing number of residential units with a smaller number of residential units AND is 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	2.86	ksf
Housing   Multi-Family	6	DU
Retail   Auto Repair	2.86	ksf
Office   Medical Office	1,456	ksf
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(custom) gas station   NHB-Attraction Split	22	Percent
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(custom) gas station   NHB-Production Split	22	Percent
(custom) gas station   Daily	0	Residents
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(custom) gas station   Daily	Retail	Retail/Non-Re

Click here to add a single custom land use type (will be included in the above list)

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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  
Net Daily Trips -996

The net increase in daily VMT ≤ 0  
Net Daily VMT -7,693

The proposed project consists of only retail land uses ≤ 50,000 square feet total.  
5.528 ksf

**The proposed project is not required to perform VMT analysis.**





# Memo

To: Don Tolentino, Wiseman Residential  
CC:  
From: Michael Brown, President  
Date: September 30, 2021  
Regarding: Environmental Noise Impact Analysis for the 10626 Venice Boulevard Mixed-Use Building Project

This memorandum has been prepared to provide an analysis of the potential environmental noise impacts associated with the proposed 10626 Venice Boulevard mixed-use building project. The project is being considered for a Class 32 Categorical Exemption (CE). As part of the Class 32 CE process, the City of Los Angeles requires applicants to submit information demonstrating that construction-related and operational noise levels would not exceed established thresholds of significance and cause a potentially significant impact. This memorandum analyzes the potential for the proposed project to generate substantial increases in construction-related and operational noise levels pursuant to the California Environmental Quality Act (CEQA) and the standards established by the City of Los Angeles.

## **Project Description**

The proposed project site is located at 10626 Venice Boulevard W. Olympic Boulevard, but is also listed as 10602, 10606, 10610, 10622, 10628, and 10646 Venice Boulevard, within the Palms - Mar Vista - Del Rey Community Plan area of the City of Los Angeles. The site is generally bounded by Venice Boulevard to the north, Overland Avenue to the west, Keystone Avenue to the east, and an alley and multi-residences to the south. Commercial uses and government housing units are located along Venice Boulevard. The site is currently developed with an auto repair shop, a two-story combination store and residential building with two apartment units, a four-unit apartment building, a dental office, and a gas station.

The City of Los Angeles is considering your application to remove the existing buildings and surface parking at the site, and construct a new seven-story mixed-use building providing 136 apartment units above 3,318 square feet of ground-level commercial space, two levels of above-ground parking,





and one subterranean level of parking. Construction of the proposed project is anticipated to take place over a period of approximately 24 months. Development of the project would require the excavation and export of approximately 11,500 cubic yards of soil from the site to accommodate the subterranean parking structure.

### **Fundamentals of Sound and Environmental Noise**

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Noise is typically defined as unwanted sound. A typical noise environment consists of a base of steady ambient noise that is the sum of many distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources, such as an occasional aircraft or train passing by to virtually continuous noise sources like traffic on a major highway.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise upon people is largely dependent upon the total acoustical energy content of the noise, as well as the time of day when the noise occurs. Those that are applicable to this analysis are as follows:

- $L_{eq}$  – The equivalent energy noise level is the average acoustic energy content of noise for a stated period of time. Thus, the  $L_{eq}$  of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
- $L_{min}$  – The minimum instantaneous noise level experienced during a given period of time.
- $L_{max}$  – The maximum instantaneous noise level experienced during a given period of time.
- CNEL – The Community Noise Equivalent Level is a 24-hour average  $L_{eq}$  with a 10 dBA “penalty” added to noise during the hours of 10:00 P.M. to 7:00 A.M., and an additional 5 dBA penalty during the hours of 7:00 P.M. to 10:00 P.M. to account for noise sensitivity in the evening and nighttime.



The logarithmic effect of these additions is that a 60 dBA 24-hour  $L_{eq}$  would result in a measurement of 66.7 dBA CNEL.

When evaluating changes in hourly or 24-hour community noise levels, a difference of 3 dBA is a barely perceptible increase to most people. A 5 dBA increase is readily noticeable, while a difference of 10 dBA would be perceived as a doubling of loudness. Because decibels are logarithmic units, sound levels cannot be added or subtracted by ordinary arithmetic means. For example, if one source generates 50 dBA, two units would not generate 100 dBA; they would generate 53 dBA. A doubling of sound energy is needed to increase sound levels by 3 dBA. An increase of 5 dBA requires more than a tripling of sound energy.

Noise levels from a particular source decline as distance to the receptor increases. Other factors, such as the weather and reflecting or shielding, also help intensify or reduce the noise level at any given location. A commonly used rule of thumb for roadway noise is that for every doubling of distance from the source, the noise level is reduced by about 3 dBA at acoustically “hard” locations (i.e., the area between the noise source and the receptor is nearly complete asphalt, concrete, hard-packed soil, or other solid materials) and 4.5 dBA at acoustically “soft” locations (i.e., the area between the source and receptor is earth or has vegetation, including grass). Noise from stationary or point sources is reduced by about 6 to 7.5 dBA for every doubling of distance at acoustically hard and soft locations, respectively. Noise levels may also be reduced by intervening structures; generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA. The manner in which older homes in California were constructed generally provides a reduction of exterior-to-interior noise levels of about 20 to 25 dBA with closed windows. The exterior-to-interior reduction of newer homes and office buildings is generally more than 30 dBA.

### **Fundamentals of Environmental Ground-borne Vibration**

Environmental vibration is sound radiated through the ground. Vibration can result from a source (e.g., train operations, motor vehicles, machinery equipment, etc.) causing the adjacent ground to move, thereby, creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as ground-borne vibration. Ground-borne vibration is measured as peak particle velocity (PPV) in inches per second. The general human response to different levels of ground-borne vibration velocity levels is described below in Table 1. Ground-borne vibration levels that could induce potential damage to buildings are identified in Table 2.

Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of



perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the ground-borne vibration from traffic is rarely perceptible.

**TABLE 1 - HUMAN RESPONSE TO LEVELS OF GROUND-BORNE VIBRATION**

Human Response	Maximum PPV in Inches per Second	
	Transient Sources	Continuous/Frequent Intermittent Sources
Barely Perceptible	0.04	0.01
Distinctly Perceptible	0.25	0.04
Strongly Perceptible	0.9	0.1
Severe	2	0.4

Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

Source of table data: California Department of Transportation, 2004.

**TABLE 2 - GROUND-BORNE VIBRATION DAMAGE POTENTIAL CRITERIA**

Structure and Condition	Maximum PPV in Inches per Second	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely Fragile Historic Buildings, Ruins, Ancient Monuments	0.12	0.08
Fragile Buildings	0.2	0.1
Historic and Some Old Buildings	0.5	0.25
Older Residential Structures	0.5	0.3
New Residential Structures	1	0.5
Modern Industrial/Commercial Buildings	2	0.5

Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

Source of table data: California Department of Transportation, 2004.



**Existing Ambient Noise Levels**

Existing daytime noise levels were measured at the existing residences located to the south of the project site on September 29, 2021. The existing noise levels were measured using a Larson•Davis Model 820 sound level meter, which meets and exceeds the minimum industry performance requirements for “Type 1” standard instruments as defined in the American National Standards Institute (ANSI) S1.4. The sound level meter was programmed to measure using the “A” weighting scale and the “fast” detector response as recommended by the California Department of Transportation (Caltrans). The sound level meter was calibrated immediately prior to the measurement to a sound level of 114 dB with a Larson•Davis Precision Acoustic Calibrator Model CAL200. The measurement occurred over a period of 15 minutes. The measurement location is described as follows:

- Location 1 - northern edge of residential property at 3821 Keystone Avenue. Noise levels were measured across the alley from the existing building at 10622 Venice Boulevard. The primary sources of noise at this location was traffic on Overland Avenue and Venice Boulevard. A total of six vehicles traveled within the alley during the 15-minute measurement period.

The measured daytime noise levels are identified in Table 3.

**TABLE 3 - EXISTING DAYTIME NOISE LEVELS**

Noise Measurement Location	Primary Noise Sources	Noise Level Statistics		
		L <sub>eq</sub>	L <sub>min</sub>	L <sub>max</sub>
1. Northern edge of residential property at 3821 Keystone Avenue	Traffic on Overland Avenue and Venice Boulevard	56.8	49.2	72.3

Noise level measurement results are attached to this memorandum.

**Existing Ground-borne Levels**

Aside from seismic events, the greatest regular source of ground-borne vibration in the vicinity of the project site is currently roadway truck traffic. Heavy trucks currently transport materials along the roadways in the vicinity of the project site. These types of trucks typically generate ground-borne vibration velocity levels of around 63 vibration decibels (VdB), and these levels could reach 72 VdB where trucks pass over bumps in the road,<sup>1</sup> although no such roadway dips were observed in the

<sup>1</sup> Federal Transit Administration, 2006.



immediate vicinity of the project site. Vibration levels are also generated by trash trucks operating within the alleys around the site.

### **Construction-Related Noise Impacts**

Construction of the proposed project is anticipated to take place over a period of approximately 24 months. Construction activities associated with the proposed project would require the use of heavy equipment for demolition, site grading and excavation, and building construction. Noise from smaller power tools, generators, and other sources of noise would also be associated with construction of the proposed project. During each stage of development, there would be a different mix of equipment operating and noise levels would vary based on the type and amount of equipment in operation and the location of the activity.

Section 41.40 of the Los Angeles Municipal Code (LAMC) regulates noise from demolition and construction activities. Specifically, Section 41.40 prohibits construction activity (including demolition) and repair work, where the use of any power tool, device, or equipment would disturb persons occupying sleeping quarters in any dwelling hotel, apartment, or other place of residence, between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, and between 6:00 p.m. and 8:00 a.m. on Saturday. All such activities are also prohibited on Sundays and all federal holidays.

Section 112.05 of the LAMC also specifies the maximum noise level of construction machinery that can be generated in any residential zone of the city or within 500 feet thereof. Specifically, any construction machinery including crawler-tractors, dozers, rotary drills and augers, loaders, power shovels, cranes, derricks, motor graders, paving machines, off-highway trucks, ditchers, trenchers, compactors, scrapers, wagons, pavement breakers, compressors and pneumatic or other powered equipment may not generate a maximum noise level exceeding 75 dBA at a distance of 50 feet from the equipment. However, the above noise limitation does not apply where compliance is technically infeasible (Section 112.05, LAMC). LAMC Section 112.05 defines technical infeasibility to mean that "said noise limitations cannot be complied with despite the use of mufflers, shields, sound barriers and/or other noise reduction device or techniques during the operation of the equipment."

The Federal Highway Administration has compiled data regarding the noise generating characteristics of specific types of construction equipment and typical construction activities. These data are presented in Table 4 for the types of equipment that are expected to be used at the project site based on industry standard practices and observations of other similar construction sites by Cadence staff.





**TABLE 4 - TYPICAL CONSTRUCTION EQUIPMENT NOISE LEVELS**

Equipment	L <sub>max</sub> Noise Limit at 50 Feet
Earthmoving	
Backhoe	80
Bulldozer	85
Dump Truck	84
Excavator	85
Front End Loader	80
Tractor	84
Materials Handling	
Concrete Mixer Truck	85
Concrete Pump Truck	82
Crane	85
Impact Equipment	
Compactor	80
Jackhammer	85
Pneumatic Tools	85
Other Equipment	
Compressors	80
Concrete Saws	90
Gradall Forklift	85
Pickup Truck	55
Vacuum Street Sweeper	80
Welder/Torch	73

Machinery equipped with noise control devices or other noise-reducing design features does not generate the same level of noise emissions as that shown in this table.

Source of table data: Federal Highway Administration, 2006.

The Federal Highway Administration has also compiled data regarding the noise generating characteristics of typical construction activities. These data, which represent composite construction noise, are presented in Table 5. As with noise generated by individual construction equipment, these noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance.



**TABLE 5 - TYPICAL OUTDOOR CONSTRUCTION NOISE LEVELS**

Construction Phase	L <sub>eq</sub> Noise Levels at 50 Feet with Mufflers
Excavation/Grading	86
Foundations	77
Structural	83
Finishing	86

Source of table data: City of Los Angeles, 2006.

As shown in Table 5, daytime composite construction noise levels associated with the proposed project could range from 77 to 86 dBA L<sub>eq</sub> at a distance of 50 from the construction activities. As noted above, compliance with the noise regulations under Section 41.40 of the LAMC, would reduce construction noise impacts to the maximum extent feasible. In the case of the proposed project, this would include the use of mufflers that meet manufacture’s specifications on all applicable construction equipment and the shielding of stationary construction equipment. These regulations would not permit construction activities to occur during recognized sleep hours for nearby residences. Similar to other construction activities throughout Los Angeles, these regulations would ensure that construction-related noise impacts would be less than significant.

**Construction-Related Ground-borne Vibration Impacts**

Demolition and construction activities that would occur at the project site have the potential to generate low levels of ground-borne vibration. The multi-family residential buildings to the south of the project site were constructed in 1958. Based on the criteria identified previously in Table 2, a significant structural ground-borne vibration impact could occur if the nearby residential buildings are exposed to vibration levels of 0.3 inches per second PPV. The potential for nearby residents to be annoyed by ground-borne vibration would be significant if vibration levels reach 0.10 inches per second PPV.

Table 6 identifies various vibration velocity levels for the types of construction equipment that would operate at the project site during construction. Based on the information presented in this table, vibration levels could reach as high as approximately 0.089 inches per second PPV within 25 feet of the an operating large bulldozer. This is representative of the vibration levels that could be experienced at the nearby structures when heavy equipment operates in close proximity. The maximum vibration level of 0.089 inches per second PPV would be below the thresholds of significance for both potential building damage and human annoyance. Even if three large bull



bulldozers were to operate within 25 of the same receptor (a virtually impossible situation unless the receptor is surrounded on multiple sides by the dozers), the combined vibration level would not exceed the thresholds of significance for building damage and human annoyance. Therefore, the potential impacts associated with construction vibration would be less than significant.

**TABLE 6 - VIBRATION LEVELS FOR TYPICAL CONSTRUCTION EQUIPMENT**

Equipment	Reference PPV at 25 Feet
Large Bulldozer	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozer	0.003

Source of table data: Jones & Stokes, 2004.

**Operational Noise Impacts**

A significant impact may occur if a project would introduce substantial new sources of noise or would substantially add to existing sources of noise within the vicinity of the project site during the operation of the project.

The Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) do not define the levels at which permanent increases in ambient noise are considered “substantial.” As discussed previously, a noise level increase of 3 dBA is barely perceptible to most people, a 5 dBA increase is readily noticeable, and a difference of 10 dBA would be perceived as a doubling of loudness. Based on this information, the following thresholds would apply to permanent increases in noise at sensitive receptors due to the operational characteristics of the project:

- Less than 3 dBA: not discernible: not significant.
- Between 3 dBA and 5 dBA: not significant if noise levels at sensitive receptors remain below 65 dBA CNEL; significant if the noise increase would meet or exceed 65 dBA CNEL.
- 5 dBA or greater: significant.

As discussed previously, an increase of 3 dBA requires a doubling of sound energy and an increase of 5 dBA requires more than a tripling of sound energy.

According to the Transportation Study Assessment Referral Form prepared for the proposed project by the City of Los Angeles Department of Transportation and attached to this memo, the existing uses at the site generate approximately 1,853 average daily trips (ADT) while the proposed apartment and



commercial uses would generate approximately 857 ADT. This means that the proposed project would result in a net reduction of approximately 996 ADT. As a result, the proposed project would not generate an increase in roadway traffic noise levels and could result in slightly lower roadway traffic noise levels.

With regard to noise levels generated at the project site, the proposed project would result in the replacement of several existing residential and commercial buildings with a new mixed-use commercial and multi-family building. Noise levels associated with the new building would be largely restricted to indoor areas (unless a window is open) and the parking garage. As such, the operational noise levels at the project site would be similar to the existing noise levels at the site and the surrounding buildings. The proposed seven-story building would also be expected to reduce ambient noise levels at the residences to the south of the site since it would act as a larger barrier between the existing residences and Venice Boulevard.

The City of Los Angeles has adopted a Noise Ordinance (Section 111 et seq. of the LAMC), which identifies noise standards for various sources, specific noise restrictions, exemptions, and variances for sources of noise within the city. The Noise Ordinance applies to all noise sources with the exception of any vehicle that is operated upon any public highway, street or right-of-way, or to the operation of any off-highway vehicle, to the extent that it is regulated in the State Vehicle Code, and all other sources of noise that are specifically exempted. The sources regulated by the City Noise Ordinance that would be applicable to the proposed project are as follows:

- Section 112.01 Radios, television sets, and similar devices.
- Section 112.02 Air conditioning, refrigeration, heating, pumping, and filtering equipment.
- Section 112.04 Powered equipment intended for repetitive use in residential areas and other machinery, equipment, and devices.
- Section 112.05 Maximum noise level of powered equipment or powered hand tools.
- Section 113.01 Rubbish and trash collection.
- Section 114.02 Motor driven vehicles.
- Section 114.06 Vehicle theft alarm systems.
- Section 114.07 Audible status indicator (for vehicle theft alarms systems).
- Section 115.02 Prohibitions and regulations (for amplified sound).
- Section 114.01 Loud, unnecessary and unusual noise.



These regulations ensure that sources of noise at residential and commercial uses do not cause excessive noise levels at other nearby residences. In any case, the increase in activity at the project site would not cause a tripling of sound energy necessary to cause an increase of at least 5 dBA at the nearby residential properties. Therefore, the operational noise impacts of the proposed project would be less than significant.

### **Operational Ground-borne Vibration Impacts**

The proposed project does not include uses that are expected to generate measurable levels of ground-borne vibration during operation of the proposed project. Therefore, the greatest regular source of project-related ground-borne vibration would be from local trucks making deliveries to the project site and larger garbage trucks picking-up project-related refuse material. The vibration levels associated with these trucks would be less than the levels associated with large construction equipment. Therefore, the operational impacts associated with ground-borne vibration would be less than significant at nearby sensitive uses.

### **References**

- Department of City Planning Los Angeles, California. Accessed September 30, 2021. *Parcel Profile Report for 10602 W Venice Blvd.* [zimas.lacity.org](https://zimas.lacity.org).
- Department of City Planning Los Angeles, California. Accessed September 30, 2021. *Parcel Profile Report for 10606 1-2 W Venice Blvd.* [zimas.lacity.org](https://zimas.lacity.org).
- Department of City Planning Los Angeles, California. Accessed September 30, 2021. *Parcel Profile Report for 10610 1-4 W Venice Blvd.* [zimas.lacity.org](https://zimas.lacity.org).
- Department of City Planning Los Angeles, California. Accessed September 30, 2021. *Parcel Profile Report for 10622 W Venice Blvd.* [zimas.lacity.org](https://zimas.lacity.org).
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- Department of City Planning Los Angeles, California. Accessed September 30, 2021. *Parcel Profile Report for 10646 W Venice Blvd.* [zimas.lacity.org](https://zimas.lacity.org).





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Jones & Stokes. June 2004. *Transportation- and Construction-Induced Vibration Guidance Manual*. Sacramento, California: California Department of Transportation, Noise Vibration, and Hazardous Waste Management Office.

U.S. Department of Transportation, Federal Highway Administration. 2006. *FHWA Roadway Construction Noise Manual User's Guide*. Report No. FHWA-HEP-05-054. Cambridge, Massachusetts: John Volpe National Transportation Systems Center, Acoustics Facility.

C:\LARDAV\SLMUTIL\29SEP\_21.bin Interval Data

Site Location	Meas Number	Date	Time	Duration	Leq
Lmin Lmax					
-----					
-					
1 Alley @ 3821 Keystone Ave	1	29Sep 21	14:14:43	900.0	56.8
49.2 72.3					



## REFERRAL FORMS:

# TRANSPORTATION STUDY ASSESSMENT

## DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

**RELATED CODE SECTION:** Los Angeles Municipal Code Section 16.05 and various code sections.

**PURPOSE:** The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

### GENERAL INFORMATION

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with the Department of City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <http://ladot.lacity.org>.
- A transportation study is not needed for the following project applications:
  - Ministerial / by-right projects
  - Discretionary projects limited to a request for change in hours of operation
  - Tenant improvement within an existing shopping center for change of tenants
  - Any project only installing a parking lot or parking structure
  - Time extension
  - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT.

### SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

- Copy of Department of City Planning Application (CP-7771.1).
- Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- Copy of project-specific VMT Calculator<sup>1</sup> analysis results.

**TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW**

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

**Metro**  
213-972-8482  
100 S. Main St, 9<sup>th</sup> Floor  
Los Angeles, CA 90012

**West LA**  
213-485-1062  
7166 W. Manchester Blvd  
Los Angeles, CA 90045

**Valley**  
818-374-4699  
6262 Van Nuys Blvd, 3<sup>rd</sup> Floor  
Van Nuys, CA 91401

**1. PROJECT INFORMATION**

Case Number: ENV-2021-3407-CE and DIR-2021-3405-TOC-SPR-HCA

Address: 10626 Venice Boulevard

Project Description: Construct 122 market rate apts, 14 affordable apts. & approximately 5,528 s.f. restaurant


Seeking Existing Use Credit (will be calculated by LADOT): Yes  No  Not sure

Applicant Name: Matthew Hayden

Applicant E-mail: matthew@haydenplanning.com Applicant Phone: (310) 614-2964

Planning Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**2. PROJECT REFERRAL TABLE**

	Land Use (list all)	Size / Unit	Daily Trips <sup>1</sup>	
Proposed <sup>1</sup>	Apartments	122	857	
	Affordable Apartments	14		
	Restaurant (high-turnover sit-down)	5,528		
	<i>Total trips<sup>1</sup>:</i>			857
<p><b>a.</b> Does the proposed project involve a discretionary action? <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span></p> <p><b>b.</b> Would the proposed project generate 250 or more daily vehicle trips<sup>2</sup>? <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span></p> <p><b>c.</b> 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 heavy rail, light rail, or bus rapid transit station<sup>3</sup>? <span style="float: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span></p> <p>If <b>YES</b> to <b>a.</b> and <b>b.</b> or <b>c.</b>, or to <b>all</b> of the above, the Project <u>must</u> be referred to LADOT for further assessment.</p>				
Verified by: Planning Staff Name: <u>More Song</u>		Phone: <u>(213) 978-1319</u>		
Signature: <u></u>		Date: <u>July 14, 2021</u>		

<sup>1</sup> Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

<sup>2</sup> To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

<sup>3</sup> Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

**TO BE COMPLETED BY LADOT**

**3. PROJECT INFORMATION**

	Land Use (list all)	Size / Unit	Daily Trips	
Proposed	Apartments	122		
	Affordable Apartments	14		
	Restaurant(s)	5,528		
	<i>Total new trips:</i>			857
Existing	Gas Station	14 service positions		
	Medical Dental Office	1,456 sf		
	Auto Repair (2)	2,860 sf total		
	<i>Total existing trips:</i>			1,853
	<i>Net Increase / Decrease (+ or -)</i>			-996

- a. Is the project a single retail use that is less than 50,000 square feet? Yes  No
- b. Would the project generate a net increase of 250 or more daily vehicle trips? Yes  No
- c. Would the project result in a net increase in daily VMT? Yes  No
- d. 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 heavy rail, light rail, or bus rapid transit station? Yes  No
- e. Does the project trigger Site Plan Review (LAMC 16.05)? Yes  No
- f. Project size:
  - i. Does the project contain a lot that is 0.5-acre or more in total gross area? Yes  No
  - ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? Yes  No
  - iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? Yes  No

**VMT Analysis (CEQA Review)**

If **YES** to a. and **NO** to d. a VMT analysis is **NOT** required.  
 If **YES** to both b. and c.; or to d. a VMT analysis **is** required.

**Access, Safety, and Circulation Assessment (Corrective Conditions)**

If **YES** to b., a project access, safety, and circulation evaluation may be required.  
 If **YES** to b. and e. and either f.i., f.ii., or f.iii., an access assessment may be required.

LADOT Comments:

*Please contact LABOE For any potential Right-of-Way dedication and/or improvement requirements for the project. Also, submit dimensioned site/Driveway plans (1"=40") to the Westchester Development Review office for final Driveway review and recommendation.*



Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TDM Requirements: Yes  No


Fee Calculation Estimate: N/A

VMT Analysis Required (Question b. satisfied): Yes  No

Access, Safety, and Circulation Evaluation Required (Question b. satisfied): Yes  No

Access Assessment Required (Question b., e., and either f.i., f.ii. or f.iii satisfied): Yes  No

Prepared by DOT Staff Name: Pedro B. Ayala Phone: (213) 485-1062

Signature:  Date: 7/15/21: Thursday

LADOT Case No. Other WLA21-111476

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

## Project Information

Project:

Scenario:  [www](#)

Address:



## Existing Land Use

Land Use Type	Value	Unit
Retail   Auto Repair	2.86	ksf
Housing   Multi-Family	6	DU
Retail   Auto Repair	2.86	ksf
Office   Medical Office	1.456	ksf
(custom) gas station   Daily	2408	Trips
(custom) gas station   HBW-Attraction Split	5	Percent
(custom) gas station   HBO-Attraction Split	51	Percent
(custom) gas station   NHB-Attraction Split	22	Percent
(custom) gas station   HBW-Production Split	0	Percent
(custom) gas station   HBO-Production Split	0	Percent
(custom) gas station   NHB-Production Split	22	Percent
(custom) gas station   Daily	0	Residents
(custom) gas station   Daily	1	Employees
(custom) gas station   Daily	Retail	Retail/Non-Re

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   Fast-Food Restaurant	5.528	ksf
Retail   Fast-Food Restaurant	5.528	ksf
Housing   Multi-Family	122	DU
Housing   Affordable Housing - Family	14	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
<b>1,853</b> Daily Vehicle Trips	<b>857</b> Daily Vehicle Trips
<b>13,454</b> Daily VMT	<b>5,761</b> 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 -996  
Net Daily Trips

The net increase in daily VMT ≤ 0 -7,693  
Net Daily VMT

The proposed project consists of only retail land uses ≤ 50,000 square feet total. 5.528  
ksf

**The proposed project is not required to perform VMT analysis.**

Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

Yes  No





# Memo

To: Don Tolentino, Wiseman Residential  
CC:  
From: Michael Brown, President  
Date: October 1, 2021  
Regarding: Air Quality Impact Analysis for the 10626 Venice Boulevard Mixed-Use Building Project

This memorandum has been prepared to provide an analysis of the potential air quality impacts associated with the proposed 10626 Venice Boulevard mixed-use building project. The project is being considered for a Class 32 Categorical Exemption (CE). As part of the Class 32 CE process, the City of Los Angeles requires applicants to submit information demonstrating that the project would not generate construction-related and operational air pollutant emissions that exceed established thresholds of significance and cause a potentially significant impact. This memorandum analyzes the potential for the proposed project to generate construction-related and operational air pollutant emissions that exceed the thresholds of significance recommended by the South Coast Air Quality Management District (SCAQMD) and utilized by the City of Los Angeles for CEQA purposes.

## Project Description

The proposed project site is located at 10626 Venice Boulevard W. Olympic Boulevard, but is also listed as 10602, 10606, 10610, 10622, 10628, and 10646 Venice Boulevard, within the Palms - Mar Vista - Del Rey Community Plan area of the City of Los Angeles. The site is generally bounded by Venice Boulevard to the north, Overland Avenue to the west, Keystone Avenue to the east, and an alley and multi-residences to the south. Commercial uses and government housing units are located along Venice Boulevard. The site is currently developed with an auto repair shop, a two-story combination store and residential building with two apartment units, a four-unit apartment building, a dental office, and a gas station.

The City of Los Angeles is considering your application to remove the existing buildings and surface parking at the site, and construct a new seven-story mixed-use building providing 136 apartment units above 3,318 square feet of ground-level commercial space, two levels of above-ground parking,



and one subterranean level of parking. Construction of the proposed project is anticipated to take place over a period of approximately 24 months. Development of the project would require the excavation and export of approximately 11,500 cubic yards of soil from the site to accommodate the subterranean parking structure.

### **Background Information**

The City of Los Angeles is located within the South Coast Air Basin (Basin), named so because its geographical formation is that of a basin, with the surrounding mountains trapping the air and its pollutants in the valleys below. This Basin includes all of Orange County and the non-desert portions of Los Angeles, San Bernardino, and Riverside Counties.

The SCAQMD is the agency principally responsible for comprehensive air pollution control within the Basin. To that end, the SCAQMD, a regional agency, works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments and cooperates actively with all State and federal government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements, inspects emissions sources, and enforces such measures through educational programs or fines, when necessary.

Although the SCAQMD is responsible for regional air quality planning efforts, it does not have the authority to directly regulate the air quality issues associated with plans and new development projects within its jurisdiction. Instead, the SCAQMD has used its expertise and prepared the CEQA Air Quality Handbook and newer thresholds of significance to indirectly address these issues in accordance with the projections and programs of the AQMPs. The purpose of the CEQA Air Quality Handbook and newer thresholds of significance is to assist lead agencies, as well as consultants, project proponents, and other interested parties, in evaluating potential air quality impacts of projects and plans proposed in the Basin. Specifically, the CEQA Air Quality Handbook and newer thresholds of significance explain the procedures that the SCAQMD recommends be followed during environmental review processes required by CEQA. The CEQA Air Quality Handbook and newer thresholds of significance provide direction on how to evaluate potential air quality impacts, how to determine whether these impacts are significant, and how to mitigate these impacts. The SCAQMD intends that by providing this guidance, the air quality impacts of plans and development proposals will be analyzed accurately and consistently throughout the region, and adverse impacts will be minimized.

In accordance with CEQA and the CEQA review process, the City of Los Angeles assesses the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits, and monitors and enforces implementation of such mitigation. The City does not, however, have the expertise to develop plans, programs, procedures,



and methodologies to ensure that air quality within the county and region will meet federal and state standards. Instead, the City relies upon the expertise of the SCAQMD and utilizes the CEQA Air Quality Handbook and newer thresholds of significance as the guidance documents for the environmental review of plans and development proposals within its jurisdiction.

### **Mass Daily Regional Construction-Related Emissions**

The SCAQMD currently recommends that projects with construction-related mass daily regional emissions that exceed any of the following emissions thresholds should be considered significant:

- 75 pounds per day of volatile organic compounds (VOC)
- 100 pounds per day of nitrogen oxides (NO<sub>x</sub>)
- 550 pounds per day of carbon monoxide (CO)
- 150 pounds per day of sulfur oxides (SO<sub>x</sub>)
- 150 pounds per day of respirable particulate matter (PM<sub>10</sub>)
- 55 pounds per day of fine particulate matter (PM<sub>2.5</sub>)

Construction of the proposed project is anticipated to take place over a period of approximately 21 months.

The analysis of mass daily regional construction emissions has been prepared utilizing the California Emissions Estimator Model (CalEEMod v. 2020.4.0), as recommended by the SCAQMD, with the assumption that the project would comply with the fugitive dust control requirements of SCAQMD Rule 403. The specific types and number of construction equipment that would be used at the site are not known at this time, so the default equipment listed in CalEEMod were used with minor revisions to reflect the proposed uses.

The mass daily construction-related emissions are shown in Table 1. These emissions assume a worst-case scenario in which the full set construction equipment would be used each day throughout the entire construction phase. In reality, each piece of equipment would only be used for a portion of each day and there would be days when very little equipment is used.

As shown in Table 1, the mass daily regional construction-related emissions generated during the project construction phases would not exceed the thresholds of significance recommended by the SCAQMD. Therefore, this impact of the project would be less than significant.





**Table 1 - Estimated Mass Daily Regional Construction Emissions**

Construction Phase	Emissions in Pounds Per Day					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Demolition	0.7	6.6	7.9	<0.1	0.7	0.4
Grading/Excavation	1.1	15.1	7.4	<0.1	2.9	1.6
Parking Garage Construction	0.6	3.9	5.0	<0.1	0.3	0.2
Building Construction - 2022	1.2	8.7	12.7	<0.1	2.0	0.8
Building Construction - 2023	1.1	7.7	12.2	<0.1	1.9	0.7
Finishes (Architectural Coatings)	15.1	2.7	4.6	<0.1	0.4	0.2
Maximum Daily Emissions	15.1	15.1	12.7	<0.1	2.9	1.6
SCAQMD Thresholds of Significance	75.0	100.0	550.0	150.0	150.0	55.0
Significant Impact?	No	No	No	No	No	No

Construction emission calculations based on the construction phasing discussed previously in this report.

The emissions shown in this table are the combined mitigated on-site and off-site construction emissions totals shown in the CalEEMod results sheets for each phase, which assume dust control as required by SCAQMD Rule 403.

The CalEEMod calculations assume the standard statewide engine tiers for the construction equipment operating at the site. The calculations do not assume the use of or requirement for newer engines that meet more stringent USEPA standards. This provides a more conservative analysis of potential construction-related air pollutant emissions.

CalEEMod result sheets are attached to this memorandum.

**Localized Construction-Related Emissions**

A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Land uses that are considered more sensitive to changes in air quality than others are referred to as sensitive receptors. Land uses such as primary and secondary schools, hospitals, and convalescent homes are considered to be sensitive to poor air quality because the very young, the old, and the infirm are more susceptible to respiratory infections and other air quality-related health problems than the general public. Residential uses are considered sensitive because people in residential areas are often at home for extended periods of time, so they could be exposed to pollutants for extended periods. Recreational areas are considered moderately sensitive to poor air quality because vigorous exercise associated with recreation places a high demand on the human respiratory function.

The nearest sensitive receptors to the proposed project site are the residential uses located to the south of the project site. La Ballona Elementary School is located along Washington Boulevard approximately 1,800 feet to the southwest of the project site.



The localized emissions of concern are NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. The SCAQMD has developed localized significance threshold (LST) look-up tables for project sites that are one, two, and five acres in size to simplify the evaluation of localized emissions at small sites. LSTs are provided for each Source Receptor Area (SRA) of the Basin and various distances from the source of emissions, and these LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standards in the affected area. The LSTs for NO<sub>x</sub> are based on the 1-hour nitrogen dioxide (NO<sub>2</sub>) ambient air quality standard and are applicable to locations where a person would be expected would be present for at least one hour during the day when the emissions are generated. The LSTs for CO are based on the 1-hour and eight-hour ambient air quality standards and are also applicable to locations where a person would be expected would be present for at least one hour during the day when the emissions are generated. The LSTs for PM<sub>10</sub> and PM<sub>2.5</sub> are based on 24-hour ambient air quality standards and, as such are only applicable to locations where a person could be present for 24 hours. Based on this information, the LSTs for NO<sub>x</sub> and CO are applicable to any receptor location in the vicinity of the project site where a person could be present for at least one hour during the day when the emissions are generated. This includes the elementary school and residential and commercial uses in the vicinity of the project site. The LSTs for PM<sub>10</sub> and PM<sub>2.5</sub> are only applicable to residential uses since students, employees, and customers of the nearby schools and commercial uses would not be present for 24 hours per day.

The proposed project site is located within SRA 2 (Northwest Coastal Los Angeles County) and the nearest residences are located approximately 20 feet to the south of the site. The closest receptor distance in the SCAQMD's mass rate look-up tables is 25 meters. Projects that are located closer than 25 meters to the nearest receptor are directed to use the LSTs for receptors located within 25 meters. Similarly, the smallest site acreage in the look-up tables is one acre, so this was used for the 0.73-acre (31,718-square-foot) project site.

Table 2 identifies the maximum daily emissions that are estimated to occur at the site during the project construction phases along with the applicable LSTs for SRA 2. As shown, emissions during the construction phases would not exceed the SCAQMD's LST for the specified pollutants. Therefore, impacts related to localized pollutant concentrations during construction would be less than significant.



**Table 2 - Estimated Daily Localized Construction Emissions**

Construction Phase	Emissions in Pounds Per Day			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Demolition	6.4	7.5	0.6	0.4
Grading/Excavation	9.5	5.8	2.2	1.4
Parking Structure Construction	3.9	4.4	0.2	0.2
Building Construction	7.0	7.2	0.4	0.3
Finishes (Architectural Coatings)	2.6	3.6	0.1	0.1
Maximum Daily Emissions	9.5	7.5	2.2	1.4
SCAQMD Localized Thresholds	103.0	562.0	4.0	3.0
Significant Impact?	No	No	No	No

Localized thresholds for construction-related emissions for a one-acre site at a receptor distance of 25 meters, as established by the SCAQMD for sites in SRA 2.

The emissions shown in this table are the mitigated on-site construction emissions totals shown in the CalEEMod results sheets for each phase, which assume dust control as required by SCAQMD Rule 403. The building construction emissions are for 2022, which is the higher of the two years that were calculated (reference Table 1).

The CalEEMod calculations assume the standard statewide engine tiers for the construction equipment operating at the site. The calculations do not assume the use of or requirement for newer engines that meet more stringent USEPA standards. This provides a more conservative analysis of potential construction-related air pollutant emissions.

CalEEMod result sheets are attached to this memorandum.

**Mass Daily Regional Operational Emissions**

The SCAQMD currently recommends that projects with mass daily regional operational emissions that exceed any of the following emissions thresholds should be considered significant:

- 55 pounds per day of VOC
- 55 pounds per day of NO<sub>x</sub>
- 550 pounds per day of CO
- 150 pounds per day of SO<sub>x</sub>
- 150 pounds per day of PM<sub>10</sub>
- 55 pounds per day of PM<sub>2.5</sub>

Operational emissions generated by area sources, energy sources, and mobile sources would result from the normal day-to-day activities at the project site after occupation. Area source emissions are generated by the operation of landscape maintenance equipment and the use of consumer products. Energy sources are generated by the consumption of natural gas for heating and cooking.



The average daily regional operational emissions generated by the project have been calculated using CalEEMod. The results of these calculations are presented in Table 3. As shown, the total regional operational emissions generated by the proposed project would not approach the operational thresholds of significance set by the SCAQMD. Therefore, impacts associated with regional operational emissions from the proposed project would be less than significant. Also, the actual net increase in operational emissions would be lower than the totals shown in Table 3 since these emissions do not provide a reduction for the existing uses that are presently developed at the project site.

**Table 3 - Estimated Mass Daily Regional Project Operational Emissions**

Emissions Source	Emissions in Pounds Per Day					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Summer (Smog Season) Emissions						
Area Sources	2.4	0.1	11.2	<0.1	0.1	0.1
Energy Sources	<0.1	0.3	0.1	<0.1	<0.1	<0.1
Mobile Sources	2.6	2.6	25.6	0.1	6.0	1.6
Total Emissions	5.0	3.0	37.0	0.1	6.0	1.7
Winter Emissions						
Area Sources	2.4	0.1	11.2	<0.1	0.1	0.1
Energy Sources	<0.1	0.3	0.1	<0.1	<0.1	<0.1
Mobile Sources	2.5	2.8	25.1	0.1	6.0	1.6
Total Emissions	5.0	3.2	36.5	0.1	6.0	1.7
Maximum Daily Emissions	5.0	3.2	37.0	<0.1	6.0	1.7
SCAQMD Thresholds of Significance	55.0	55.0	550.0	150.0	150.0	55.0
Significant Impact?	No	No	No	No	No	No

The emissions shown in this table are the unmitigated overall operational emissions totals shown on page 6 of the CalEEMod results sheets. The numbers may not appear to add correctly due to rounding in this table.

CalEEMod result sheets are attached to this memorandum.

According to the Transportation Study Assessment Referral Form prepared for the proposed project by the City of Los Angeles Department of Transportation and attached to this memo, the existing uses at the site generate approximately 1,853 average daily trips (ADT) while the proposed apartment and commercial uses would generate approximately 857 ADT. The Transportation Study Assessment Referral Form also estimates that the existing uses generate approximately 13,454 vehicle miles traveled (VMT) per day while the proposed uses are estimated to generate approximately 5,761 VMT



per day. This means that the proposed project would result in a net reduction of vehicle trips and their associated air pollutant emissions.

**Localized Operational Emissions**

The average daily localized operational emissions that would be generated at the proposed project site are shown in Table 4 along with the applicable operational LSTs for SRA 2. As shown, on-site operational emissions generated by the proposed project would not approach the established SCAQMD localized thresholds. Therefore, this impact would be less than significant.

**Table 4 - Estimated Daily Localized Operational Emissions**

Emissions Source	Emissions in Pounds Per Day			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Sources	0.1	11.2	0.1	0.1
Energy Sources	0.3	0.1	<0.1	<0.1
Mobile Sources	<0.1	<0.1	<0.1	<0.1
Total Emissions	0.4	11.4	<0.1	<0.1
SCAQMD Localized Thresholds	103.0	562.0	1.0	1.0
Significant Impact?	No	No	No	No

Localized thresholds for construction-related emissions for a one-acre site at a receptor distance of 25 meters, as established by the SCAQMD for sites in SRA 2.

The emissions shown in this table are the unmitigated overall operational emissions totals shown on page 6 of the CalEEMod results sheets.

Per LST methodology, only on-site mobile source emissions need be included. However, it is estimated that approximately 1.0 percent of the unmitigated mobile source emissions from page 6 of the CalEEMod results sheets would occur within the project site.

CalEEMod result sheets are attached to this memorandum.

**References**

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South Coast Air Quality Management District. April 2019. *SCAQMD Air Quality Significance Thresholds*.

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**10626 Venice Blvd  
Los Angeles-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	71.74	1000sqft	0.00	71,741.00	0
Apartments Mid Rise	136.00	Dwelling Unit	0.73	92,500.00	389
Strip Mall	3.32	1000sqft	0.00	3,318.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	33
<b>Climate Zone</b>	11			<b>Operational Year</b>	2024
<b>Utility Company</b>	Los Angeles Department of Water & Power				
<b>CO2 Intensity (lb/MWhr)</b>	691.98	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use - Entire lot acreage is applied to the residential use for the purpose of calculating area emissions.

Construction Phase - Default construction dates changed to reflect anticipated construction schedule.

Off-road Equipment - Grading Phase - Replaced default grader with one excavator.

Off-road Equipment -

Off-road Equipment - Parking Garage Phase - Deleted default paver and roller since concrete will be used for the parking struction. Added one welder.

Off-road Equipment - Architectural Coating Phase - Added one air compressor.

Grading - Assumes 11,500 cubic yards of soil export.

Demolition - Assumes 14,066 square feet of existing building space per Zimas.

Woodstoves - Assumes no fireplaces per current project building plans.

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

Construction Off-road Equipment Mitigation - Assumes fugitive dust control (watering) as required by SCAQMD Rule 403.

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	43.00
tblConstructionPhase	NumDays	100.00	239.00
tblConstructionPhase	NumDays	10.00	64.00
tblConstructionPhase	NumDays	2.00	43.00
tblConstructionPhase	NumDays	5.00	131.00
tblConstructionPhase	PhaseEndDate	6/22/22	12/29/23
tblConstructionPhase	PhaseEndDate	6/8/22	10/31/23
tblConstructionPhase	PhaseEndDate	1/14/22	3/31/22
tblConstructionPhase	PhaseEndDate	1/19/22	5/31/22
tblConstructionPhase	PhaseEndDate	6/15/22	11/30/22
tblConstructionPhase	PhaseStartDate	6/16/22	11/1/23
tblConstructionPhase	PhaseStartDate	1/20/22	12/1/22
tblConstructionPhase	PhaseStartDate	1/18/22	4/1/22
tblConstructionPhase	PhaseStartDate	6/9/22	6/1/22
tblFireplaces	NumberGas	115.60	0.00
tblFireplaces	NumberNoFireplace	13.60	136.00
tblFireplaces	NumberWood	6.80	0.00
tblGrading	AcresOfGrading	16.13	1.50
tblGrading	MaterialExported	0.00	11,500.00
tblLandUse	LandUseSquareFeet	136,000.00	92,500.00
tblLandUse	LotAcreage	1.65	0.00
tblLandUse	LotAcreage	3.58	0.73
tblLandUse	LotAcreage	0.08	0.00
tblOffRoadEquipment	HorsePower	158.00	187.00
tblOffRoadEquipment	LoadFactor	0.38	0.41

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

tblOffRoadEquipment	OffRoadEquipmentType	Graders	Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Welders
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	PhaseName	Parcking Garage	Parking Garage
tblOffRoadEquipment	PhaseName	Parcking Garage	Parking Garage
tblOffRoadEquipment	PhaseName	Parcking Garage	Parking Garage
tblOffRoadEquipment	PhaseName	Parcking Garage	Parking Garage
tblOnRoadDust	PhaseName	Parcking Garage	Parking Garage
tblTripsAndVMT	PhaseName	Parcking Garage	Parking Garage
tblWoodstoves	NumberCatalytic	6.80	0.00
tblWoodstoves	NumberNoncatalytic	6.80	0.00

**2.0 Emissions Summary**

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10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	1.1858	15.1040	12.6833	0.0357	5.2586	0.4783	5.7369	2.6755	0.4416	3.1170	0.0000	3,721.9065	3,721.9065	0.5639	0.3632	3,844.2427
2023	15.1062	7.7428	12.1606	0.0292	1.6149	0.3341	1.9490	0.4322	0.3076	0.7398	0.0000	2,935.4688	2,935.4688	0.4079	0.1075	2,977.7068
<b>Maximum</b>	<b>15.1062</b>	<b>15.1040</b>	<b>12.6833</b>	<b>0.0357</b>	<b>5.2586</b>	<b>0.4783</b>	<b>5.7369</b>	<b>2.6755</b>	<b>0.4416</b>	<b>3.1170</b>	<b>0.0000</b>	<b>3,721.9065</b>	<b>3,721.9065</b>	<b>0.5639</b>	<b>0.3632</b>	<b>3,844.2427</b>

**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	1.1858	15.1040	12.6833	0.0357	2.4625	0.4783	2.9408	1.1558	0.4416	1.5974	0.0000	3,721.9065	3,721.9065	0.5639	0.3632	3,844.2427
2023	15.1062	7.7428	12.1606	0.0292	1.6149	0.3341	1.9490	0.4322	0.3076	0.7398	0.0000	2,935.4688	2,935.4688	0.4079	0.1075	2,977.7068
<b>Maximum</b>	<b>15.1062</b>	<b>15.1040</b>	<b>12.6833</b>	<b>0.0357</b>	<b>2.4625</b>	<b>0.4783</b>	<b>2.9408</b>	<b>1.1558</b>	<b>0.4416</b>	<b>1.5974</b>	<b>0.0000</b>	<b>3,721.9065</b>	<b>3,721.9065</b>	<b>0.5639</b>	<b>0.3632</b>	<b>3,844.2427</b>



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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	40.68	0.00	36.38	48.90	0.00	39.40	0.00	0.00	0.00	0.00	0.00	0.00

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4330	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622	0.0000	20.2195	20.2195	0.0194	0.0000	20.7052
Energy	0.0364	0.3109	0.1329	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7372	396.7372	7.6000e-003	7.2700e-003	399.0948
Mobile	2.5706	2.5571	25.6250	0.0567	5.9117	0.0403	5.9520	1.5747	0.0374	1.6121		5,775.6924	5,775.6924	0.3809	0.2339	5,854.9300
<b>Total</b>	<b>5.0400</b>	<b>2.9972</b>	<b>36.9810</b>	<b>0.0592</b>	<b>5.9117</b>	<b>0.1276</b>	<b>6.0393</b>	<b>1.5747</b>	<b>0.1248</b>	<b>1.6995</b>	<b>0.0000</b>	<b>6,192.6492</b>	<b>6,192.6492</b>	<b>0.4080</b>	<b>0.2412</b>	<b>6,274.7300</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4330	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622	0.0000	20.2195	20.2195	0.0194	0.0000	20.7052
Energy	0.0364	0.3109	0.1329	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7372	396.7372	7.6000e-003	7.2700e-003	399.0948
Mobile	2.5706	2.5571	25.6250	0.0567	5.9117	0.0403	5.9520	1.5747	0.0374	1.6121		5,775.6924	5,775.6924	0.3809	0.2339	5,854.9300
<b>Total</b>	<b>5.0400</b>	<b>2.9972</b>	<b>36.9810</b>	<b>0.0592</b>	<b>5.9117</b>	<b>0.1276</b>	<b>6.0393</b>	<b>1.5747</b>	<b>0.1248</b>	<b>1.6995</b>	<b>0.0000</b>	<b>6,192.6492</b>	<b>6,192.6492</b>	<b>0.4080</b>	<b>0.2412</b>	<b>6,274.7300</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/2/2022	3/31/2022	5	64	
2	Grading	Grading	4/1/2022	5/31/2022	5	43	
3	Parking Garage	Paving	6/1/2022	11/30/2022	5	131	
4	Building Construction	Building Construction	12/1/2022	10/31/2023	5	239	
5	Architectural Coating	Architectural Coating	11/1/2023	12/29/2023	5	43	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 1.5**

**Acres of Paving: 0**

**Residential Indoor: 187,313; Residential Outdoor: 62,438; Non-Residential Indoor: 4,977; Non-Residential Outdoor: 1,659; Striped Parking Area: 4,304 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	2	6.00	78	0.48
Parking Garage	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Grading	Excavators	1	6.00	187	0.41

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

Parking Garage	Welders	1	7.00	46	0.45
Parking Garage	Pavers	0	7.00	130	0.42
Parking Garage	Rollers	0	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Parking Garage	Tractors/Loaders/Backhoes	1	7.00	97	0.37

**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	64.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	1,438.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	129.00	27.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Parking Garage	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Water Exposed Area

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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					0.2163	0.0000	0.2163	0.0328	0.0000	0.0328			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225		1,147.9025	1,147.9025	0.2119		1,153.2001
<b>Total</b>	<b>0.7094</b>	<b>6.4138</b>	<b>7.4693</b>	<b>0.0120</b>	<b>0.2163</b>	<b>0.3375</b>	<b>0.5539</b>	<b>0.0328</b>	<b>0.3225</b>	<b>0.3553</b>		<b>1,147.9025</b>	<b>1,147.9025</b>	<b>0.2119</b>		<b>1,153.2001</b>

**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	4.6600e-003	0.1680	0.0392	6.2000e-004	0.0175	1.2500e-003	0.0188	4.8000e-003	1.1900e-003	5.9900e-003		68.0776	68.0776	3.6200e-003	0.0108	71.3868
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
Worker	0.0346	0.0253	0.3936	1.0200e-003	0.1118	7.2000e-004	0.1125	0.0296	6.6000e-004	0.0303		103.3442	103.3442	2.8200e-003	2.5000e-003	104.1603
<b>Total</b>	<b>0.0393</b>	<b>0.1932</b>	<b>0.4327</b>	<b>1.6400e-003</b>	<b>0.1293</b>	<b>1.9700e-003</b>	<b>0.1312</b>	<b>0.0344</b>	<b>1.8500e-003</b>	<b>0.0363</b>		<b>171.4218</b>	<b>171.4218</b>	<b>6.4400e-003</b>	<b>0.0133</b>	<b>175.5470</b>



10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.2 Demolition - 2022**

**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					0.0844	0.0000	0.0844	0.0128	0.0000	0.0128			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001
<b>Total</b>	<b>0.7094</b>	<b>6.4138</b>	<b>7.4693</b>	<b>0.0120</b>	<b>0.0844</b>	<b>0.3375</b>	<b>0.4219</b>	<b>0.0128</b>	<b>0.3225</b>	<b>0.3353</b>	<b>0.0000</b>	<b>1,147.9025</b>	<b>1,147.9025</b>	<b>0.2119</b>		<b>1,153.2001</b>

**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	4.6600e-003	0.1680	0.0392	6.2000e-004	0.0175	1.2500e-003	0.0188	4.8000e-003	1.1900e-003	5.9900e-003		68.0776	68.0776	3.6200e-003	0.0108	71.3868
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
Worker	0.0346	0.0253	0.3936	1.0200e-003	0.1118	7.2000e-004	0.1125	0.0296	6.6000e-004	0.0303		103.3442	103.3442	2.8200e-003	2.5000e-003	104.1603
<b>Total</b>	<b>0.0393</b>	<b>0.1932</b>	<b>0.4327</b>	<b>1.6400e-003</b>	<b>0.1293</b>	<b>1.9700e-003</b>	<b>0.1312</b>	<b>0.0344</b>	<b>1.8500e-003</b>	<b>0.0363</b>		<b>171.4218</b>	<b>171.4218</b>	<b>6.4400e-003</b>	<b>0.0133</b>	<b>175.5470</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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					4.5838	0.0000	4.5838	2.4913	0.0000	2.4913			0.0000			0.0000
Off-Road	0.9225	9.4672	5.7517	0.0141		0.4360	0.4360		0.4011	0.4011		1,362.5909	1,362.5909	0.4407		1,373.6081
<b>Total</b>	<b>0.9225</b>	<b>9.4672</b>	<b>5.7517</b>	<b>0.0141</b>	<b>4.5838</b>	<b>0.4360</b>	<b>5.0198</b>	<b>2.4913</b>	<b>0.4011</b>	<b>2.8924</b>		<b>1,362.5909</b>	<b>1,362.5909</b>	<b>0.4407</b>		<b>1,373.6081</b>

**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	0.1558	5.6165	1.3096	0.0208	0.5854	0.0417	0.6271	0.1605	0.0399	0.2004		2,276.6403	2,276.6403	0.1209	0.3612	2,387.3063
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
Worker	0.0277	0.0202	0.3149	8.2000e-004	0.0894	5.7000e-004	0.0900	0.0237	5.3000e-004	0.0242		82.6754	82.6754	2.2500e-003	2.0000e-003	83.3282
<b>Total</b>	<b>0.1835</b>	<b>5.6367</b>	<b>1.6244</b>	<b>0.0216</b>	<b>0.6748</b>	<b>0.0423</b>	<b>0.7171</b>	<b>0.1842</b>	<b>0.0405</b>	<b>0.2247</b>		<b>2,359.3156</b>	<b>2,359.3156</b>	<b>0.1232</b>	<b>0.3632</b>	<b>2,470.6346</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.3 Grading - 2022**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.7877	0.0000	1.7877	0.9716	0.0000	0.9716			0.0000			0.0000
Off-Road	0.9225	9.4672	5.7517	0.0141		0.4360	0.4360		0.4011	0.4011	0.0000	1,362.5909	1,362.5909	0.4407		1,373.6081
<b>Total</b>	<b>0.9225</b>	<b>9.4672</b>	<b>5.7517</b>	<b>0.0141</b>	<b>1.7877</b>	<b>0.4360</b>	<b>2.2237</b>	<b>0.9716</b>	<b>0.4011</b>	<b>1.3727</b>	<b>0.0000</b>	<b>1,362.5909</b>	<b>1,362.5909</b>	<b>0.4407</b>		<b>1,373.6081</b>

**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	0.1558	5.6165	1.3096	0.0208	0.5854	0.0417	0.6271	0.1605	0.0399	0.2004		2,276.6403	2,276.6403	0.1209	0.3612	2,387.3063
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
Worker	0.0277	0.0202	0.3149	8.2000e-004	0.0894	5.7000e-004	0.0900	0.0237	5.3000e-004	0.0242		82.6754	82.6754	2.2500e-003	2.0000e-003	83.3282
<b>Total</b>	<b>0.1835</b>	<b>5.6367</b>	<b>1.6244</b>	<b>0.0216</b>	<b>0.6748</b>	<b>0.0423</b>	<b>0.7171</b>	<b>0.1842</b>	<b>0.0405</b>	<b>0.2247</b>		<b>2,359.3156</b>	<b>2,359.3156</b>	<b>0.1232</b>	<b>0.3632</b>	<b>2,470.6346</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.4 Parking Garage - 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	0.5625	3.8508	4.3674	7.0900e-003		0.1777	0.1777		0.1714	0.1714		596.6760	596.6760	0.1227		599.7437
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5625</b>	<b>3.8508</b>	<b>4.3674</b>	<b>7.0900e-003</b>		<b>0.1777</b>	<b>0.1777</b>		<b>0.1714</b>	<b>0.1714</b>		<b>596.6760</b>	<b>596.6760</b>	<b>0.1227</b>		<b>599.7437</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
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
Worker	0.0519	0.0379	0.5904	1.5300e-003	0.1677	1.0700e-003	0.1687	0.0445	9.9000e-004	0.0455		155.0163	155.0163	4.2200e-003	3.7500e-003	156.2404
<b>Total</b>	<b>0.0519</b>	<b>0.0379</b>	<b>0.5904</b>	<b>1.5300e-003</b>	<b>0.1677</b>	<b>1.0700e-003</b>	<b>0.1687</b>	<b>0.0445</b>	<b>9.9000e-004</b>	<b>0.0455</b>		<b>155.0163</b>	<b>155.0163</b>	<b>4.2200e-003</b>	<b>3.7500e-003</b>	<b>156.2404</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.4 Parking Garage - 2022**

**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	0.5625	3.8508	4.3674	7.0900e-003		0.1777	0.1777		0.1714	0.1714	0.0000	596.6760	596.6760	0.1227		599.7437
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5625</b>	<b>3.8508</b>	<b>4.3674</b>	<b>7.0900e-003</b>		<b>0.1777</b>	<b>0.1777</b>		<b>0.1714</b>	<b>0.1714</b>	<b>0.0000</b>	<b>596.6760</b>	<b>596.6760</b>	<b>0.1227</b>		<b>599.7437</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
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
Worker	0.0519	0.0379	0.5904	1.5300e-003	0.1677	1.0700e-003	0.1687	0.0445	9.9000e-004	0.0455		155.0163	155.0163	4.2200e-003	3.7500e-003	156.2404
<b>Total</b>	<b>0.0519</b>	<b>0.0379</b>	<b>0.5904</b>	<b>1.5300e-003</b>	<b>0.1677</b>	<b>1.0700e-003</b>	<b>0.1687</b>	<b>0.0445</b>	<b>9.9000e-004</b>	<b>0.0455</b>		<b>155.0163</b>	<b>155.0163</b>	<b>4.2200e-003</b>	<b>3.7500e-003</b>	<b>156.2404</b>



10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.5 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	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.939 3	1,103.939 3	0.3570		1,112.865 2
<b>Total</b>	<b>0.6863</b>	<b>7.0258</b>	<b>7.1527</b>	<b>0.0114</b>		<b>0.3719</b>	<b>0.3719</b>		<b>0.3422</b>	<b>0.3422</b>		<b>1,103.939 3</b>	<b>1,103.939 3</b>	<b>0.3570</b>		<b>1,112.865 2</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0531	1.3226	0.4535	5.2900e-003	0.1729	0.0126	0.1855	0.0498	0.0121	0.0619		568.2463	568.2463	0.0190	0.0819	593.1229
Worker	0.4463	0.3258	5.0772	0.0132	1.4419	9.2300e-003	1.4511	0.3824	8.4900e-003	0.3909		1,333.140 1	1,333.140 1	0.0363	0.0323	1,343.667 4
<b>Total</b>	<b>0.4995</b>	<b>1.6484</b>	<b>5.5307</b>	<b>0.0185</b>	<b>1.6149</b>	<b>0.0218</b>	<b>1.6367</b>	<b>0.4322</b>	<b>0.0205</b>	<b>0.4528</b>		<b>1,901.386 4</b>	<b>1,901.386 4</b>	<b>0.0553</b>	<b>0.1142</b>	<b>1,936.790 3</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.5 Building Construction - 2022**

**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	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.939 3	1,103.939 3	0.3570		1,112.865 2
<b>Total</b>	<b>0.6863</b>	<b>7.0258</b>	<b>7.1527</b>	<b>0.0114</b>		<b>0.3719</b>	<b>0.3719</b>		<b>0.3422</b>	<b>0.3422</b>	<b>0.0000</b>	<b>1,103.939 3</b>	<b>1,103.939 3</b>	<b>0.3570</b>		<b>1,112.865 2</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0531	1.3226	0.4535	5.2900e-003	0.1729	0.0126	0.1855	0.0498	0.0121	0.0619		568.2463	568.2463	0.0190	0.0819	593.1229
Worker	0.4463	0.3258	5.0772	0.0132	1.4419	9.2300e-003	1.4511	0.3824	8.4900e-003	0.3909		1,333.140 1	1,333.140 1	0.0363	0.0323	1,343.667 4
<b>Total</b>	<b>0.4995</b>	<b>1.6484</b>	<b>5.5307</b>	<b>0.0185</b>	<b>1.6149</b>	<b>0.0218</b>	<b>1.6367</b>	<b>0.4322</b>	<b>0.0205</b>	<b>0.4528</b>		<b>1,901.386 4</b>	<b>1,901.386 4</b>	<b>0.0553</b>	<b>0.1142</b>	<b>1,936.790 3</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.5 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	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
<b>Total</b>	<b>0.6322</b>	<b>6.4186</b>	<b>7.0970</b>	<b>0.0114</b>		<b>0.3203</b>	<b>0.3203</b>		<b>0.2946</b>	<b>0.2946</b>		<b>1,104.6089</b>	<b>1,104.6089</b>	<b>0.3573</b>		<b>1,113.5402</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0311	1.0364	0.4015	5.0300e-003	0.1730	5.2100e-003	0.1782	0.0498	4.9800e-003	0.0548		540.7627	540.7627	0.0181	0.0778	564.3840
Worker	0.4128	0.2878	4.6620	0.0128	1.4419	8.6700e-003	1.4506	0.3824	7.9900e-003	0.3904		1,290.0972	1,290.0972	0.0325	0.0298	1,299.7827
<b>Total</b>	<b>0.4439</b>	<b>1.3242</b>	<b>5.0635</b>	<b>0.0178</b>	<b>1.6149</b>	<b>0.0139</b>	<b>1.6288</b>	<b>0.4322</b>	<b>0.0130</b>	<b>0.4452</b>		<b>1,830.8599</b>	<b>1,830.8599</b>	<b>0.0507</b>	<b>0.1075</b>	<b>1,864.1666</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.5 Building Construction - 2023**

**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	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
<b>Total</b>	<b>0.6322</b>	<b>6.4186</b>	<b>7.0970</b>	<b>0.0114</b>		<b>0.3203</b>	<b>0.3203</b>		<b>0.2946</b>	<b>0.2946</b>	<b>0.0000</b>	<b>1,104.6089</b>	<b>1,104.6089</b>	<b>0.3573</b>		<b>1,113.5402</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0311	1.0364	0.4015	5.0300e-003	0.1730	5.2100e-003	0.1782	0.0498	4.9800e-003	0.0548		540.7627	540.7627	0.0181	0.0778	564.3840
Worker	0.4128	0.2878	4.6620	0.0128	1.4419	8.6700e-003	1.4506	0.3824	7.9900e-003	0.3904		1,290.0972	1,290.0972	0.0325	0.0298	1,299.7827
<b>Total</b>	<b>0.4439</b>	<b>1.3242</b>	<b>5.0635</b>	<b>0.0178</b>	<b>1.6149</b>	<b>0.0139</b>	<b>1.6288</b>	<b>0.4322</b>	<b>0.0130</b>	<b>0.4452</b>		<b>1,830.8599</b>	<b>1,830.8599</b>	<b>0.0507</b>	<b>0.1075</b>	<b>1,864.1666</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.6 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	14.6397					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3833	2.6060	3.6222	5.9400e-003		0.1416	0.1416		0.1416	0.1416		562.8961	562.8961	0.0337		563.7380
<b>Total</b>	<b>15.0230</b>	<b>2.6060</b>	<b>3.6222</b>	<b>5.9400e-003</b>		<b>0.1416</b>	<b>0.1416</b>		<b>0.1416</b>	<b>0.1416</b>		<b>562.8961</b>	<b>562.8961</b>	<b>0.0337</b>		<b>563.7380</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
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
Worker	0.0832	0.0580	0.9396	2.5700e-003	0.2906	1.7500e-003	0.2924	0.0771	1.6100e-003	0.0787		260.0196	260.0196	6.5600e-003	6.0000e-003	261.9717
<b>Total</b>	<b>0.0832</b>	<b>0.0580</b>	<b>0.9396</b>	<b>2.5700e-003</b>	<b>0.2906</b>	<b>1.7500e-003</b>	<b>0.2924</b>	<b>0.0771</b>	<b>1.6100e-003</b>	<b>0.0787</b>		<b>260.0196</b>	<b>260.0196</b>	<b>6.5600e-003</b>	<b>6.0000e-003</b>	<b>261.9717</b>



10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.6 Architectural Coating - 2023**

**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	14.6397					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3833	2.6060	3.6222	5.9400e-003		0.1416	0.1416		0.1416	0.1416	0.0000	562.8961	562.8961	0.0337		563.7380
<b>Total</b>	<b>15.0230</b>	<b>2.6060</b>	<b>3.6222</b>	<b>5.9400e-003</b>		<b>0.1416</b>	<b>0.1416</b>		<b>0.1416</b>	<b>0.1416</b>	<b>0.0000</b>	<b>562.8961</b>	<b>562.8961</b>	<b>0.0337</b>		<b>563.7380</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
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
Worker	0.0832	0.0580	0.9396	2.5700e-003	0.2906	1.7500e-003	0.2924	0.0771	1.6100e-003	0.0787		260.0196	260.0196	6.5600e-003	6.0000e-003	261.9717
<b>Total</b>	<b>0.0832</b>	<b>0.0580</b>	<b>0.9396</b>	<b>2.5700e-003</b>	<b>0.2906</b>	<b>1.7500e-003</b>	<b>0.2924</b>	<b>0.0771</b>	<b>1.6100e-003</b>	<b>0.0787</b>		<b>260.0196</b>	<b>260.0196</b>	<b>6.5600e-003</b>	<b>6.0000e-003</b>	<b>261.9717</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	2.5706	2.5571	25.6250	0.0567	5.9117	0.0403	5.9520	1.5747	0.0374	1.6121		5,775.6924	5,775.6924	0.3809	0.2339	5,854.9300
Unmitigated	2.5706	2.5571	25.6250	0.0567	5.9117	0.0403	5.9520	1.5747	0.0374	1.6121		5,775.6924	5,775.6924	0.3809	0.2339	5,854.9300

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	739.84	667.76	556.24	2,403,332	2,403,332
Enclosed Parking with Elevator	0.00	0.00	0.00		
Strip Mall	147.05	139.49	67.79	256,183	256,183
<b>Total</b>	<b>886.89</b>	<b>807.25</b>	<b>624.03</b>	<b>2,659,515</b>	<b>2,659,515</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Enclosed Parking with Elevator	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Strip Mall	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.0364	0.3109	0.1329	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7372	396.7372	7.6000e-003	7.2700e-003	399.0948
NaturalGas Unmitigated	0.0364	0.3109	0.1329	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7372	396.7372	7.6000e-003	7.2700e-003	399.0948

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	3357.45	0.0362	0.3094	0.1317	1.9700e-003		0.0250	0.0250		0.0250	0.0250			394.9940	394.9940	7.5700e-003	7.2400e-003	397.3412
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
Strip Mall	14.8174	1.6000e-004	1.4500e-003	1.2200e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004			1.7432	1.7432	3.0000e-005	3.0000e-005	1.7536
<b>Total</b>		<b>0.0364</b>	<b>0.3109</b>	<b>0.1329</b>	<b>1.9800e-003</b>		<b>0.0251</b>	<b>0.0251</b>		<b>0.0251</b>	<b>0.0251</b>			<b>396.7372</b>	<b>396.7372</b>	<b>7.6000e-003</b>	<b>7.2700e-003</b>	<b>399.0948</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**5.2 Energy by Land Use - NaturalGas**

**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	3.35745	0.0362	0.3094	0.1317	1.9700e-003		0.0250	0.0250		0.0250	0.0250			394.9940	394.9940	7.5700e-003	7.2400e-003	397.3412
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
Strip Mall	0.0148174	1.6000e-004	1.4500e-003	1.2200e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004			1.7432	1.7432	3.0000e-005	3.0000e-005	1.7536
<b>Total</b>		<b>0.0364</b>	<b>0.3109</b>	<b>0.1329</b>	<b>1.9800e-003</b>		<b>0.0251</b>	<b>0.0251</b>		<b>0.0251</b>	<b>0.0251</b>			<b>396.7372</b>	<b>396.7372</b>	<b>7.6000e-003</b>	<b>7.2700e-003</b>	<b>399.0948</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

No Hearths Installed



10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4330	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622	0.0000	20.2195	20.2195	0.0194	0.0000	20.7052
Unmitigated	2.4330	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622	0.0000	20.2195	20.2195	0.0194	0.0000	20.7052

**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	0.1725					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9226					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	0.3379	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622		20.2195	20.2195	0.0194		20.7052
<b>Total</b>	<b>2.4330</b>	<b>0.1293</b>	<b>11.2231</b>	<b>5.9000e-004</b>		<b>0.0622</b>	<b>0.0622</b>		<b>0.0622</b>	<b>0.0622</b>	<b>0.0000</b>	<b>20.2195</b>	<b>20.2195</b>	<b>0.0194</b>	<b>0.0000</b>	<b>20.7052</b>

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	0.1725					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9226					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	0.3379	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622		20.2195	20.2195	0.0194		20.7052
<b>Total</b>	<b>2.4330</b>	<b>0.1293</b>	<b>11.2231</b>	<b>5.9000e-004</b>		<b>0.0622</b>	<b>0.0622</b>		<b>0.0622</b>	<b>0.0622</b>	<b>0.0000</b>	<b>20.2195</b>	<b>20.2195</b>	<b>0.0194</b>	<b>0.0000</b>	<b>20.7052</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

10626 Venice Blvd - Los Angeles-South Coast County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**Fire Pumps and Emergency Generators**

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**10626 Venice Blvd  
Los Angeles-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	71.74	1000sqft	0.00	71,741.00	0
Apartments Mid Rise	136.00	Dwelling Unit	0.73	92,500.00	389
Strip Mall	3.32	1000sqft	0.00	3,318.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	33
<b>Climate Zone</b>	11			<b>Operational Year</b>	2024
<b>Utility Company</b>	Los Angeles Department of Water & Power				
<b>CO2 Intensity (lb/MWhr)</b>	691.98	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use - Entire lot acreage is applied to the residential use for the purpose of calculating area emissions.

Construction Phase - Default construction dates changed to reflect anticipated construction schedule.

Off-road Equipment - Grading Phase - Replaced default grader with one excavator.

Off-road Equipment -

Off-road Equipment - Parking Garage Phase - Deleted default paver and roller since concrete will be used for the parking struction. Added one welder.

Off-road Equipment - Architectural Coating Phase - Added one air compressor.

Grading - Assumes 11,500 cubic yards of soil export.

Demolition - Assumes 14,066 square feet of existing building space per Zimas.

Woodstoves - Assumes no fireplaces per current project building plans.

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

Construction Off-road Equipment Mitigation - Assumes fugitive dust control (watering) as required by SCAQMD Rule 403.

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	43.00
tblConstructionPhase	NumDays	100.00	239.00
tblConstructionPhase	NumDays	10.00	64.00
tblConstructionPhase	NumDays	2.00	43.00
tblConstructionPhase	NumDays	5.00	131.00
tblConstructionPhase	PhaseEndDate	6/22/22	12/29/23
tblConstructionPhase	PhaseEndDate	6/8/22	10/31/23
tblConstructionPhase	PhaseEndDate	1/14/22	3/31/22
tblConstructionPhase	PhaseEndDate	1/19/22	5/31/22
tblConstructionPhase	PhaseEndDate	6/15/22	11/30/22
tblConstructionPhase	PhaseStartDate	6/16/22	11/1/23
tblConstructionPhase	PhaseStartDate	1/20/22	12/1/22
tblConstructionPhase	PhaseStartDate	1/18/22	4/1/22
tblConstructionPhase	PhaseStartDate	6/9/22	6/1/22
tblFireplaces	NumberGas	115.60	0.00
tblFireplaces	NumberNoFireplace	13.60	136.00
tblFireplaces	NumberWood	6.80	0.00
tblGrading	AcresOfGrading	16.13	1.50
tblGrading	MaterialExported	0.00	11,500.00
tblLandUse	LandUseSquareFeet	136,000.00	92,500.00
tblLandUse	LotAcreage	1.65	0.00
tblLandUse	LotAcreage	3.58	0.73
tblLandUse	LotAcreage	0.08	0.00
tblOffRoadEquipment	HorsePower	158.00	187.00
tblOffRoadEquipment	LoadFactor	0.38	0.41



10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

tblOffRoadEquipment	OffRoadEquipmentType	Graders	Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Welders
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	PhaseName	Parcking Garage	Parking Garage
tblOffRoadEquipment	PhaseName	Parcking Garage	Parking Garage
tblOffRoadEquipment	PhaseName	Parcking Garage	Parking Garage
tblOffRoadEquipment	PhaseName	Parcking Garage	Parking Garage
tblOnRoadDust	PhaseName	Parcking Garage	Parking Garage
tblTripsAndVMT	PhaseName	Parcking Garage	Parking Garage
tblWoodstoves	NumberCatalytic	6.80	0.00
tblWoodstoves	NumberNoncatalytic	6.80	0.00

**2.0 Emissions Summary**

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10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	1.2166	15.3340	12.2835	0.0356	5.2586	0.4784	5.7370	2.6755	0.4417	3.1171	0.0000	3,718.2028	3,718.2028	0.5637	0.3635	3,840.6106
2023	15.1124	7.8216	11.7963	0.0285	1.6149	0.3342	1.9490	0.4322	0.3076	0.7398	0.0000	2,868.3698	2,868.3698	0.4083	0.1098	2,911.2835
<b>Maximum</b>	<b>15.1124</b>	<b>15.3340</b>	<b>12.2835</b>	<b>0.0356</b>	<b>5.2586</b>	<b>0.4784</b>	<b>5.7370</b>	<b>2.6755</b>	<b>0.4417</b>	<b>3.1171</b>	<b>0.0000</b>	<b>3,718.2028</b>	<b>3,718.2028</b>	<b>0.5637</b>	<b>0.3635</b>	<b>3,840.6106</b>

**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	1.2166	15.3340	12.2835	0.0356	2.4625	0.4784	2.9409	1.1558	0.4417	1.5975	0.0000	3,718.2028	3,718.2028	0.5637	0.3635	3,840.6106
2023	15.1124	7.8216	11.7963	0.0285	1.6149	0.3342	1.9490	0.4322	0.3076	0.7398	0.0000	2,868.3698	2,868.3698	0.4083	0.1098	2,911.2835
<b>Maximum</b>	<b>15.1124</b>	<b>15.3340</b>	<b>12.2835</b>	<b>0.0356</b>	<b>2.4625</b>	<b>0.4784</b>	<b>2.9409</b>	<b>1.1558</b>	<b>0.4417</b>	<b>1.5975</b>	<b>0.0000</b>	<b>3,718.2028</b>	<b>3,718.2028</b>	<b>0.5637</b>	<b>0.3635</b>	<b>3,840.6106</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	40.68	0.00	36.38	48.90	0.00	39.40	0.00	0.00	0.00	0.00	0.00	0.00

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4330	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622	0.0000	20.2195	20.2195	0.0194	0.0000	20.7052
Energy	0.0364	0.3109	0.1329	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7372	396.7372	7.6000e-003	7.2700e-003	399.0948
Mobile	2.5231	2.7613	25.1133	0.0542	5.9117	0.0403	5.9520	1.5747	0.0375	1.6122		5,531.5591	5,531.5591	0.3921	0.2443	5,614.1618
<b>Total</b>	<b>4.9925</b>	<b>3.2014</b>	<b>36.4693</b>	<b>0.0568</b>	<b>5.9117</b>	<b>0.1277</b>	<b>6.0393</b>	<b>1.5747</b>	<b>0.1248</b>	<b>1.6995</b>	<b>0.0000</b>	<b>5,948.5158</b>	<b>5,948.5158</b>	<b>0.4191</b>	<b>0.2516</b>	<b>6,033.9619</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4330	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622	0.0000	20.2195	20.2195	0.0194	0.0000	20.7052
Energy	0.0364	0.3109	0.1329	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7372	396.7372	7.6000e-003	7.2700e-003	399.0948
Mobile	2.5231	2.7613	25.1133	0.0542	5.9117	0.0403	5.9520	1.5747	0.0375	1.6122		5,531.5591	5,531.5591	0.3921	0.2443	5,614.1618
<b>Total</b>	<b>4.9925</b>	<b>3.2014</b>	<b>36.4693</b>	<b>0.0568</b>	<b>5.9117</b>	<b>0.1277</b>	<b>6.0393</b>	<b>1.5747</b>	<b>0.1248</b>	<b>1.6995</b>	<b>0.0000</b>	<b>5,948.5158</b>	<b>5,948.5158</b>	<b>0.4191</b>	<b>0.2516</b>	<b>6,033.9619</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/2/2022	3/31/2022	5	64	
2	Grading	Grading	4/1/2022	5/31/2022	5	43	
3	Parking Garage	Paving	6/1/2022	11/30/2022	5	131	
4	Building Construction	Building Construction	12/1/2022	10/31/2023	5	239	
5	Architectural Coating	Architectural Coating	11/1/2023	12/29/2023	5	43	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 1.5**

**Acres of Paving: 0**

**Residential Indoor: 187,313; Residential Outdoor: 62,438; Non-Residential Indoor: 4,977; Non-Residential Outdoor: 1,659; Striped Parking Area: 4,304 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	2	6.00	78	0.48
Parking Garage	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Grading	Excavators	1	6.00	187	0.41



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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

Parking Garage	Welders	1	7.00	46	0.45
Parking Garage	Pavers	0	7.00	130	0.42
Parking Garage	Rollers	0	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Parking Garage	Tractors/Loaders/Backhoes	1	7.00	97	0.37

**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	64.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	1,438.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	129.00	27.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Parking Garage	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Water Exposed Area

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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					0.2163	0.0000	0.2163	0.0328	0.0000	0.0328			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225		1,147.9025	1,147.9025	0.2119		1,153.2001
<b>Total</b>	<b>0.7094</b>	<b>6.4138</b>	<b>7.4693</b>	<b>0.0120</b>	<b>0.2163</b>	<b>0.3375</b>	<b>0.5539</b>	<b>0.0328</b>	<b>0.3225</b>	<b>0.3553</b>		<b>1,147.9025</b>	<b>1,147.9025</b>	<b>0.2119</b>		<b>1,153.2001</b>

**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	4.5500e-003	0.1748	0.0399	6.2000e-004	0.0175	1.2500e-003	0.0188	4.8000e-003	1.2000e-003	6.0000e-003		68.0975	68.0975	3.6100e-003	0.0108	71.4076
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
Worker	0.0370	0.0279	0.3614	9.7000e-004	0.1118	7.2000e-004	0.1125	0.0296	6.6000e-004	0.0303		97.8803	97.8803	2.8500e-003	2.6700e-003	98.7483
<b>Total</b>	<b>0.0416</b>	<b>0.2027</b>	<b>0.4012</b>	<b>1.5900e-003</b>	<b>0.1293</b>	<b>1.9700e-003</b>	<b>0.1312</b>	<b>0.0344</b>	<b>1.8600e-003</b>	<b>0.0363</b>		<b>165.9778</b>	<b>165.9778</b>	<b>6.4600e-003</b>	<b>0.0135</b>	<b>170.1560</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.2 Demolition - 2022**

**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					0.0844	0.0000	0.0844	0.0128	0.0000	0.0128			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001
<b>Total</b>	<b>0.7094</b>	<b>6.4138</b>	<b>7.4693</b>	<b>0.0120</b>	<b>0.0844</b>	<b>0.3375</b>	<b>0.4219</b>	<b>0.0128</b>	<b>0.3225</b>	<b>0.3353</b>	<b>0.0000</b>	<b>1,147.9025</b>	<b>1,147.9025</b>	<b>0.2119</b>		<b>1,153.2001</b>

**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	4.5500e-003	0.1748	0.0399	6.2000e-004	0.0175	1.2500e-003	0.0188	4.8000e-003	1.2000e-003	6.0000e-003		68.0975	68.0975	3.6100e-003	0.0108	71.4076
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
Worker	0.0370	0.0279	0.3614	9.7000e-004	0.1118	7.2000e-004	0.1125	0.0296	6.6000e-004	0.0303		97.8803	97.8803	2.8500e-003	2.6700e-003	98.7483
<b>Total</b>	<b>0.0416</b>	<b>0.2027</b>	<b>0.4012</b>	<b>1.5900e-003</b>	<b>0.1293</b>	<b>1.9700e-003</b>	<b>0.1312</b>	<b>0.0344</b>	<b>1.8600e-003</b>	<b>0.0363</b>		<b>165.9778</b>	<b>165.9778</b>	<b>6.4600e-003</b>	<b>0.0135</b>	<b>170.1560</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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					4.5838	0.0000	4.5838	2.4913	0.0000	2.4913			0.0000			0.0000
Off-Road	0.9225	9.4672	5.7517	0.0141		0.4360	0.4360		0.4011	0.4011		1,362.5909	1,362.5909	0.4407		1,373.6081
<b>Total</b>	<b>0.9225</b>	<b>9.4672</b>	<b>5.7517</b>	<b>0.0141</b>	<b>4.5838</b>	<b>0.4360</b>	<b>5.0198</b>	<b>2.4913</b>	<b>0.4011</b>	<b>2.8924</b>		<b>1,362.5909</b>	<b>1,362.5909</b>	<b>0.4407</b>		<b>1,373.6081</b>

**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	5.8445	1.3326	0.0208	0.5854	0.0418	0.6272	0.1605	0.0400	0.2005		2,277.3076	2,277.3076	0.1207	0.3613	2,388.0038
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
Worker	0.0296	0.0223	0.2891	7.7000e-004	0.0894	5.7000e-004	0.0900	0.0237	5.3000e-004	0.0242		78.3043	78.3043	2.2800e-003	2.1400e-003	78.9987
<b>Total</b>	<b>0.1817</b>	<b>5.8668</b>	<b>1.6217</b>	<b>0.0216</b>	<b>0.6748</b>	<b>0.0424</b>	<b>0.7172</b>	<b>0.1842</b>	<b>0.0405</b>	<b>0.2247</b>		<b>2,355.6119</b>	<b>2,355.6119</b>	<b>0.1230</b>	<b>0.3635</b>	<b>2,467.0025</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.3 Grading - 2022**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.7877	0.0000	1.7877	0.9716	0.0000	0.9716			0.0000			0.0000
Off-Road	0.9225	9.4672	5.7517	0.0141		0.4360	0.4360		0.4011	0.4011	0.0000	1,362.5909	1,362.5909	0.4407		1,373.6081
<b>Total</b>	<b>0.9225</b>	<b>9.4672</b>	<b>5.7517</b>	<b>0.0141</b>	<b>1.7877</b>	<b>0.4360</b>	<b>2.2237</b>	<b>0.9716</b>	<b>0.4011</b>	<b>1.3727</b>	<b>0.0000</b>	<b>1,362.5909</b>	<b>1,362.5909</b>	<b>0.4407</b>		<b>1,373.6081</b>

**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	5.8445	1.3326	0.0208	0.5854	0.0418	0.6272	0.1605	0.0400	0.2005		2,277.3076	2,277.3076	0.1207	0.3613	2,388.0038
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
Worker	0.0296	0.0223	0.2891	7.7000e-004	0.0894	5.7000e-004	0.0900	0.0237	5.3000e-004	0.0242		78.3043	78.3043	2.2800e-003	2.1400e-003	78.9987
<b>Total</b>	<b>0.1817</b>	<b>5.8668</b>	<b>1.6217</b>	<b>0.0216</b>	<b>0.6748</b>	<b>0.0424</b>	<b>0.7172</b>	<b>0.1842</b>	<b>0.0405</b>	<b>0.2247</b>		<b>2,355.6119</b>	<b>2,355.6119</b>	<b>0.1230</b>	<b>0.3635</b>	<b>2,467.0025</b>



10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.4 Parking Garage - 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	0.5625	3.8508	4.3674	7.0900e-003		0.1777	0.1777		0.1714	0.1714		596.6760	596.6760	0.1227		599.7437
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5625</b>	<b>3.8508</b>	<b>4.3674</b>	<b>7.0900e-003</b>		<b>0.1777</b>	<b>0.1777</b>		<b>0.1714</b>	<b>0.1714</b>		<b>596.6760</b>	<b>596.6760</b>	<b>0.1227</b>		<b>599.7437</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
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
Worker	0.0556	0.0419	0.5421	1.4500e-003	0.1677	1.0700e-003	0.1687	0.0445	9.9000e-004	0.0455		146.8205	146.8205	4.2700e-003	4.0100e-003	148.1225
<b>Total</b>	<b>0.0556</b>	<b>0.0419</b>	<b>0.5421</b>	<b>1.4500e-003</b>	<b>0.1677</b>	<b>1.0700e-003</b>	<b>0.1687</b>	<b>0.0445</b>	<b>9.9000e-004</b>	<b>0.0455</b>		<b>146.8205</b>	<b>146.8205</b>	<b>4.2700e-003</b>	<b>4.0100e-003</b>	<b>148.1225</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.4 Parking Garage - 2022**

**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	0.5625	3.8508	4.3674	7.0900e-003		0.1777	0.1777		0.1714	0.1714	0.0000	596.6760	596.6760	0.1227		599.7437
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5625</b>	<b>3.8508</b>	<b>4.3674</b>	<b>7.0900e-003</b>		<b>0.1777</b>	<b>0.1777</b>		<b>0.1714</b>	<b>0.1714</b>	<b>0.0000</b>	<b>596.6760</b>	<b>596.6760</b>	<b>0.1227</b>		<b>599.7437</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
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
Worker	0.0556	0.0419	0.5421	1.4500e-003	0.1677	1.0700e-003	0.1687	0.0445	9.9000e-004	0.0455		146.8205	146.8205	4.2700e-003	4.0100e-003	148.1225
<b>Total</b>	<b>0.0556</b>	<b>0.0419</b>	<b>0.5421</b>	<b>1.4500e-003</b>	<b>0.1677</b>	<b>1.0700e-003</b>	<b>0.1687</b>	<b>0.0445</b>	<b>9.9000e-004</b>	<b>0.0455</b>		<b>146.8205</b>	<b>146.8205</b>	<b>4.2700e-003</b>	<b>4.0100e-003</b>	<b>148.1225</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.5 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	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.939 3	1,103.939 3	0.3570		1,112.865 2
<b>Total</b>	<b>0.6863</b>	<b>7.0258</b>	<b>7.1527</b>	<b>0.0114</b>		<b>0.3719</b>	<b>0.3719</b>		<b>0.3422</b>	<b>0.3422</b>		<b>1,103.939 3</b>	<b>1,103.939 3</b>	<b>0.3570</b>		<b>1,112.865 2</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0525	1.3771	0.4691	5.2900e-003	0.1729	0.0126	0.1856	0.0498	0.0121	0.0619		568.4598	568.4598	0.0189	0.0820	593.3663
Worker	0.4778	0.3600	4.6616	0.0125	1.4419	9.2300e-003	1.4511	0.3824	8.4900e-003	0.3909		1,262.656 1	1,262.656 1	0.0368	0.0345	1,273.853 6
<b>Total</b>	<b>0.5303</b>	<b>1.7371</b>	<b>5.1308</b>	<b>0.0178</b>	<b>1.6149</b>	<b>0.0219</b>	<b>1.6367</b>	<b>0.4322</b>	<b>0.0206</b>	<b>0.4528</b>		<b>1,831.115 9</b>	<b>1,831.115 9</b>	<b>0.0557</b>	<b>0.1165</b>	<b>1,867.219 9</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.5 Building Construction - 2022**

**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	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.939 3	1,103.939 3	0.3570		1,112.865 2
<b>Total</b>	<b>0.6863</b>	<b>7.0258</b>	<b>7.1527</b>	<b>0.0114</b>		<b>0.3719</b>	<b>0.3719</b>		<b>0.3422</b>	<b>0.3422</b>	<b>0.0000</b>	<b>1,103.939 3</b>	<b>1,103.939 3</b>	<b>0.3570</b>		<b>1,112.865 2</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0525	1.3771	0.4691	5.2900e-003	0.1729	0.0126	0.1856	0.0498	0.0121	0.0619		568.4598	568.4598	0.0189	0.0820	593.3663
Worker	0.4778	0.3600	4.6616	0.0125	1.4419	9.2300e-003	1.4511	0.3824	8.4900e-003	0.3909		1,262.656 1	1,262.656 1	0.0368	0.0345	1,273.853 6
<b>Total</b>	<b>0.5303</b>	<b>1.7371</b>	<b>5.1308</b>	<b>0.0178</b>	<b>1.6149</b>	<b>0.0219</b>	<b>1.6367</b>	<b>0.4322</b>	<b>0.0206</b>	<b>0.4528</b>		<b>1,831.115 9</b>	<b>1,831.115 9</b>	<b>0.0557</b>	<b>0.1165</b>	<b>1,867.219 9</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.5 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	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
<b>Total</b>	<b>0.6322</b>	<b>6.4186</b>	<b>7.0970</b>	<b>0.0114</b>		<b>0.3203</b>	<b>0.3203</b>		<b>0.2946</b>	<b>0.2946</b>		<b>1,104.6089</b>	<b>1,104.6089</b>	<b>0.3573</b>		<b>1,113.5402</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0300	1.0851	0.4141	5.0300e-003	0.1730	5.2400e-003	0.1782	0.0498	5.0100e-003	0.0548		541.6748	541.6748	0.0180	0.0780	565.3560
Worker	0.4436	0.3179	4.2852	0.0121	1.4419	8.6700e-003	1.4506	0.3824	7.9900e-003	0.3904		1,222.0861	1,222.0861	0.0330	0.0318	1,232.3874
<b>Total</b>	<b>0.4736</b>	<b>1.4030</b>	<b>4.6993</b>	<b>0.0171</b>	<b>1.6149</b>	<b>0.0139</b>	<b>1.6288</b>	<b>0.4322</b>	<b>0.0130</b>	<b>0.4452</b>		<b>1,763.7610</b>	<b>1,763.7610</b>	<b>0.0510</b>	<b>0.1098</b>	<b>1,797.7433</b>



10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.5 Building Construction - 2023**

**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	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
<b>Total</b>	<b>0.6322</b>	<b>6.4186</b>	<b>7.0970</b>	<b>0.0114</b>		<b>0.3203</b>	<b>0.3203</b>		<b>0.2946</b>	<b>0.2946</b>	<b>0.0000</b>	<b>1,104.6089</b>	<b>1,104.6089</b>	<b>0.3573</b>		<b>1,113.5402</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0300	1.0851	0.4141	5.0300e-003	0.1730	5.2400e-003	0.1782	0.0498	5.0100e-003	0.0548		541.6748	541.6748	0.0180	0.0780	565.3560
Worker	0.4436	0.3179	4.2852	0.0121	1.4419	8.6700e-003	1.4506	0.3824	7.9900e-003	0.3904		1,222.0861	1,222.0861	0.0330	0.0318	1,232.3874
<b>Total</b>	<b>0.4736</b>	<b>1.4030</b>	<b>4.6993</b>	<b>0.0171</b>	<b>1.6149</b>	<b>0.0139</b>	<b>1.6288</b>	<b>0.4322</b>	<b>0.0130</b>	<b>0.4452</b>		<b>1,763.7610</b>	<b>1,763.7610</b>	<b>0.0510</b>	<b>0.1098</b>	<b>1,797.7433</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.6 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	14.6397					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3833	2.6060	3.6222	5.9400e-003		0.1416	0.1416		0.1416	0.1416		562.8961	562.8961	0.0337		563.7380
<b>Total</b>	<b>15.0230</b>	<b>2.6060</b>	<b>3.6222</b>	<b>5.9400e-003</b>		<b>0.1416</b>	<b>0.1416</b>		<b>0.1416</b>	<b>0.1416</b>		<b>562.8961</b>	<b>562.8961</b>	<b>0.0337</b>		<b>563.7380</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
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
Worker	0.0894	0.0641	0.8637	2.4400e-003	0.2906	1.7500e-003	0.2924	0.0771	1.6100e-003	0.0787		246.3119	246.3119	6.6500e-003	6.4100e-003	248.3882
<b>Total</b>	<b>0.0894</b>	<b>0.0641</b>	<b>0.8637</b>	<b>2.4400e-003</b>	<b>0.2906</b>	<b>1.7500e-003</b>	<b>0.2924</b>	<b>0.0771</b>	<b>1.6100e-003</b>	<b>0.0787</b>		<b>246.3119</b>	<b>246.3119</b>	<b>6.6500e-003</b>	<b>6.4100e-003</b>	<b>248.3882</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.6 Architectural Coating - 2023**

**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	14.6397					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3833	2.6060	3.6222	5.9400e-003		0.1416	0.1416		0.1416	0.1416	0.0000	562.8961	562.8961	0.0337		563.7380
<b>Total</b>	<b>15.0230</b>	<b>2.6060</b>	<b>3.6222</b>	<b>5.9400e-003</b>		<b>0.1416</b>	<b>0.1416</b>		<b>0.1416</b>	<b>0.1416</b>	<b>0.0000</b>	<b>562.8961</b>	<b>562.8961</b>	<b>0.0337</b>		<b>563.7380</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
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
Worker	0.0894	0.0641	0.8637	2.4400e-003	0.2906	1.7500e-003	0.2924	0.0771	1.6100e-003	0.0787		246.3119	246.3119	6.6500e-003	6.4100e-003	248.3882
<b>Total</b>	<b>0.0894</b>	<b>0.0641</b>	<b>0.8637</b>	<b>2.4400e-003</b>	<b>0.2906</b>	<b>1.7500e-003</b>	<b>0.2924</b>	<b>0.0771</b>	<b>1.6100e-003</b>	<b>0.0787</b>		<b>246.3119</b>	<b>246.3119</b>	<b>6.6500e-003</b>	<b>6.4100e-003</b>	<b>248.3882</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	2.5231	2.7613	25.1133	0.0542	5.9117	0.0403	5.9520	1.5747	0.0375	1.6122		5,531.559 1	5,531.559 1	0.3921	0.2443	5,614.161 8
Unmitigated	2.5231	2.7613	25.1133	0.0542	5.9117	0.0403	5.9520	1.5747	0.0375	1.6122		5,531.559 1	5,531.559 1	0.3921	0.2443	5,614.161 8

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	739.84	667.76	556.24	2,403,332	2,403,332
Enclosed Parking with Elevator	0.00	0.00	0.00		
Strip Mall	147.05	139.49	67.79	256,183	256,183
<b>Total</b>	<b>886.89</b>	<b>807.25</b>	<b>624.03</b>	<b>2,659,515</b>	<b>2,659,515</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Enclosed Parking with Elevator	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Strip Mall	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.0364	0.3109	0.1329	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7372	396.7372	7.6000e-003	7.2700e-003	399.0948
NaturalGas Unmitigated	0.0364	0.3109	0.1329	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.7372	396.7372	7.6000e-003	7.2700e-003	399.0948



10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	3357.45	0.0362	0.3094	0.1317	1.9700e-003		0.0250	0.0250		0.0250	0.0250		394.9940	394.9940	7.5700e-003	7.2400e-003	397.3412
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
Strip Mall	14.8174	1.6000e-004	1.4500e-003	1.2200e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		1.7432	1.7432	3.0000e-005	3.0000e-005	1.7536
<b>Total</b>		<b>0.0364</b>	<b>0.3109</b>	<b>0.1329</b>	<b>1.9800e-003</b>		<b>0.0251</b>	<b>0.0251</b>		<b>0.0251</b>	<b>0.0251</b>		<b>396.7372</b>	<b>396.7372</b>	<b>7.6000e-003</b>	<b>7.2700e-003</b>	<b>399.0948</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**5.2 Energy by Land Use - NaturalGas**

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	3.35745	0.0362	0.3094	0.1317	1.9700e-003		0.0250	0.0250		0.0250	0.0250		394.9940	394.9940	7.5700e-003	7.2400e-003	397.3412
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
Strip Mall	0.0148174	1.6000e-004	1.4500e-003	1.2200e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		1.7432	1.7432	3.0000e-005	3.0000e-005	1.7536
<b>Total</b>		<b>0.0364</b>	<b>0.3109</b>	<b>0.1329</b>	<b>1.9800e-003</b>		<b>0.0251</b>	<b>0.0251</b>		<b>0.0251</b>	<b>0.0251</b>		<b>396.7372</b>	<b>396.7372</b>	<b>7.6000e-003</b>	<b>7.2700e-003</b>	<b>399.0948</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

No Hearths Installed

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4330	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622	0.0000	20.2195	20.2195	0.0194	0.0000	20.7052
Unmitigated	2.4330	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622	0.0000	20.2195	20.2195	0.0194	0.0000	20.7052

**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	0.1725					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9226					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	0.3379	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622		20.2195	20.2195	0.0194		20.7052
<b>Total</b>	<b>2.4330</b>	<b>0.1293</b>	<b>11.2231</b>	<b>5.9000e-004</b>		<b>0.0622</b>	<b>0.0622</b>		<b>0.0622</b>	<b>0.0622</b>	<b>0.0000</b>	<b>20.2195</b>	<b>20.2195</b>	<b>0.0194</b>	<b>0.0000</b>	<b>20.7052</b>

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	0.1725					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9226					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	0.3379	0.1293	11.2231	5.9000e-004		0.0622	0.0622		0.0622	0.0622		20.2195	20.2195	0.0194		20.7052
<b>Total</b>	<b>2.4330</b>	<b>0.1293</b>	<b>11.2231</b>	<b>5.9000e-004</b>		<b>0.0622</b>	<b>0.0622</b>		<b>0.0622</b>	<b>0.0622</b>	<b>0.0000</b>	<b>20.2195</b>	<b>20.2195</b>	<b>0.0194</b>	<b>0.0000</b>	<b>20.7052</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

10626 Venice Blvd - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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## REFERRAL FORMS:

# TRANSPORTATION STUDY ASSESSMENT

## DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

**RELATED CODE SECTION:** Los Angeles Municipal Code Section 16.05 and various code sections.

**PURPOSE:** The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

### GENERAL INFORMATION

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with the Department of City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <http://ladot.lacity.org>.
- A transportation study is not needed for the following project applications:
  - Ministerial / by-right projects
  - Discretionary projects limited to a request for change in hours of operation
  - Tenant improvement within an existing shopping center for change of tenants
  - Any project only installing a parking lot or parking structure
  - Time extension
  - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT.

### SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

- Copy of Department of City Planning Application (CP-7771.1).
- Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- Copy of project-specific VMT Calculator<sup>1</sup> analysis results.

**TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW**

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

**Metro**  
213-972-8482  
100 S. Main St, 9<sup>th</sup> Floor  
Los Angeles, CA 90012

**West LA**  
213-485-1062  
7166 W. Manchester Blvd  
Los Angeles, CA 90045

**Valley**  
818-374-4699  
6262 Van Nuys Blvd, 3<sup>rd</sup> Floor  
Van Nuys, CA 91401

**1. PROJECT INFORMATION**

Case Number: ENV-2021-3407-CE and DIR-2021-3405-TOC-SPR-HCA

Address: 10626 Venice Boulevard

Project Description: Construct 122 market rate apts, 14 affordable apts. & approximately 5,528 s.f. restaurant


Seeking Existing Use Credit (will be calculated by LADOT): Yes  No  Not sure

Applicant Name: Matthew Hayden

Applicant E-mail: matthew@haydenplanning.com Applicant Phone: (310) 614-2964

Planning Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**2. PROJECT REFERRAL TABLE**

	Land Use (list all)	Size / Unit	Daily Trips <sup>1</sup>
Proposed <sup>1</sup>	Apartments	122	
	Affordable Apartments	14	
	Restaurant (high-turnover sit-down)	5,528	
	<i>Total trips<sup>1</sup>:</i>		857
<p><b>a.</b> Does the proposed project involve a discretionary action? <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span></p> <p><b>b.</b> Would the proposed project generate 250 or more daily vehicle trips<sup>2</sup>? <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span></p> <p><b>c.</b> 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 heavy rail, light rail, or bus rapid transit station<sup>3</sup>? <span style="float: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></span></p> <p>If <b>YES</b> to <b>a.</b> and <b>b.</b> or <b>c.</b>, or to <b>all</b> of the above, the Project <u>must</u> be referred to LADOT for further assessment.</p> <p>Verified by: Planning Staff Name: <u>More Song</u> Phone: <u>(213) 978-1319</u></p> <p style="text-align: center;">Signature: <u></u> Date: <u>July 14, 2021</u></p>			

<sup>1</sup> Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

<sup>2</sup> To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

<sup>3</sup> Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

**TO BE COMPLETED BY LADOT**

**3. PROJECT INFORMATION**

	Land Use (list all)	Size / Unit	Daily Trips	
Proposed	Apartments	122		
	Affordable Apartments	14		
	Restaurant(s)	5,528		
	<i>Total new trips:</i>			857
Existing	Gas Station	14 service positions		
	Medical Dental Office	1,456 sf		
	Auto Repair (2)	2,860 sf total		
	<i>Total existing trips:</i>			1,853
	<i>Net Increase / Decrease (+ or -)</i>			-996

- a. Is the project a single retail use that is less than 50,000 square feet? Yes  No
- b. Would the project generate a net increase of 250 or more daily vehicle trips? Yes  No
- c. Would the project result in a net increase in daily VMT? Yes  No
- d. 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 heavy rail, light rail, or bus rapid transit station? Yes  No
- e. Does the project trigger Site Plan Review (LAMC 16.05)? Yes  No
- f. Project size:
  - i. Does the project contain a lot that is 0.5-acre or more in total gross area? Yes  No
  - ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? Yes  No
  - iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? Yes  No

**VMT Analysis (CEQA Review)**

If **YES** to a. and **NO** to d. a VMT analysis is **NOT** required.  
 If **YES** to both b. and c.; or to d. a VMT analysis **is** required.

**Access, Safety, and Circulation Assessment (Corrective Conditions)**

If **YES** to b., a project access, safety, and circulation evaluation may be required.  
 If **YES** to b. and e. and either f.i., f.ii., or f.iii., an access assessment may be required.

LADOT Comments:

*Please contact LABOE For any potential Right-of-Way dedication and/or improvement requirements for the project. Also, submit dimensioned site/Driveway plans (1"=40')*  
*to the Westchester Development Review office for final Driveway review and recommendation.*

Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TDM Requirements: Yes  No


Fee Calculation Estimate: N/A

VMT Analysis Required (Question b. satisfied): Yes  No

Access, Safety, and Circulation Evaluation Required (Question b. satisfied): Yes  No

Access Assessment Required (Question b., e., and either f.i., f.ii. or f.iii satisfied): Yes  No

Prepared by DOT Staff Name: Pedro B. Ayala Phone: (213) 485-1062

Signature:  Date: 7/15/21: Thursday

LADOT Case No. Other WLA21-111476

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

## Project Information

Project:

Scenario:  [www](#)

Address:  [🔍](#)



## Existing Land Use

Land Use Type	Value	Unit
Retail   Auto Repair	2.86	ksf
Housing   Multi-Family	6	DU
Retail   Auto Repair	2.86	ksf
Office   Medical Office	1.456	ksf
(custom) gas station   Daily	2408	Trips
(custom) gas station   HBW-Attraction Split	5	Percent
(custom) gas station   HBO-Attraction Split	51	Percent
(custom) gas station   NHB-Attraction Split	22	Percent
(custom) gas station   HBW-Production Split	0	Percent
(custom) gas station   HBO-Production Split	0	Percent
(custom) gas station   NHB-Production Split	22	Percent
(custom) gas station   Daily	0	Residents
(custom) gas station   Daily	1	Employees
(custom) gas station   Daily	Retail	Retail/Non-Re

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   Fast-Food Restaurant	5.528	ksf
Retail   Fast-Food Restaurant	5.528	ksf
Housing   Multi-Family	122	DU
Housing   Affordable Housing - Family	14	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
<b>1,853</b> Daily Vehicle Trips	<b>857</b> Daily Vehicle Trips
<b>13,454</b> Daily VMT	<b>5,761</b> 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	-996 Net Daily Trips
The net increase in daily VMT ≤ 0	-7,693 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	5.528 ksf

**The proposed project is not required to perform VMT analysis.**

Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

Yes  No





**RELATED PROJECTS**

Centroid Info: PROJ ID: 51705  
 Address: 10626 W VENICE BLVD  
 LOS ANGELES, CA 90232  
 Lat/Long: 34.0188, -118.406

Buffer Radius:

Include NULL "Trip info":   
 Include NULL "FirstStudySubmittalDate" (latest):   
 Include "Inactive" projects:   
 Include "Do not show in Related Project":

Net\_AM\_Trips - Select -   
 Net\_PM\_Trips - Select -   
 Net\_Daily\_Trips - Select -

Record Count: 14 | Record Per Page:

Results generated since: (11/1/2021 1:34:30 PM)

Proj ID	Office	Area	CD	Year	Project Title	Project Desc	Address	First Study Submittal Date	Inactive	Do not show in Related Project	Distance (mile)	Trip Info																																																																																
<a href="#">12811</a>	Westchester	WLA	5	2006	Mixed-use (Constructed)	85 aptms + 2 ksf retail	3417 S MOTOR AV	06/05/2006	<input type="checkbox"/>	<input type="checkbox"/>	0.6	<table border="1"> <thead> <tr> <th>Land Use</th> <th>Unit ID</th> <th>size</th> <th>Net_AM_Trips</th> <th>Net_PM_Trips</th> <th>Net_Daily_Trips</th> <th>NetAMIn</th> <th>NetAMOut</th> <th>NetPMIn</th> <th>NetPMOut</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>S.F. Gross Area</td> <td>2000</td> <td>1</td> <td>9</td> <td></td> <td>0</td> <td>1</td> <td>4</td> <td>5</td> </tr> <tr> <td>Apartments</td> <td>Total Units</td> <td>85</td> <td>41</td> <td>41</td> <td></td> <td>8</td> <td>33</td> <td>26</td> <td>15</td> </tr> <tr> <td colspan="3"></td> <td><b>42</b></td> <td><b>50</b></td> <td><b>0</b></td> <td><b>8</b></td> <td><b>34</b></td> <td><b>30</b></td> <td></td> </tr> </tbody> </table>	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Retail	S.F. Gross Area	2000	1	9		0	1	4	5	Apartments	Total Units	85	41	41		8	33	26	15				<b>42</b>	<b>50</b>	<b>0</b>	<b>8</b>	<b>34</b>	<b>30</b>																																									
												Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut																																																																							
												Retail	S.F. Gross Area	2000	1	9		0	1	4	5																																																																							
Apartments	Total Units	85	41	41		8	33	26	15																																																																																			
			<b>42</b>	<b>50</b>	<b>0</b>	<b>8</b>	<b>34</b>	<b>30</b>																																																																																				
<a href="#">13290</a>	Westchester	WLA	5	2008	The Palms Mixed-Use Project	132 aptm, 26ksf office & 18ksf retail	10601 W WASHINGTON BLVD	05/09/2010	<input type="checkbox"/>	<input type="checkbox"/>	0.1	<table border="1"> <thead> <tr> <th>Land Use</th> <th>Unit ID</th> <th>size</th> <th>Net_AM_Trips</th> <th>Net_PM_Trips</th> <th>Net_Daily_Trips</th> <th>NetAMIn</th> <th>NetAMOut</th> <th>NetPMIn</th> <th>NetPMOut</th> </tr> </thead> <tbody> <tr> <td>Apartments</td> <td>Total Units</td> <td>126</td> <td>64</td> <td>78</td> <td>838</td> <td>13</td> <td>51</td> <td>51</td> <td>27</td> </tr> <tr> <td>Office</td> <td>S.F. Gross Area</td> <td>23000</td> <td>35</td> <td>34</td> <td>253</td> <td>31</td> <td>4</td> <td>6</td> <td>28</td> </tr> <tr> <td>Retail</td> <td>S.F. Gross Area</td> <td>9000</td> <td>9</td> <td>33</td> <td>386</td> <td>5</td> <td>4</td> <td>16</td> <td>17</td> </tr> <tr> <td>Other</td> <td>S.F. Gross Area</td> <td>4500</td> <td>52</td> <td>50</td> <td>572</td> <td>27</td> <td>25</td> <td>30</td> <td>20</td> </tr> <tr> <td>Other</td> <td>S.F. Gross Area</td> <td>4500</td> <td>4</td> <td>34</td> <td>405</td> <td>2</td> <td>2</td> <td>23</td> <td>11</td> </tr> <tr> <td>Office</td> <td>S.F. Gross Area</td> <td>10100</td> <td>-16</td> <td>-15</td> <td>-111</td> <td>-14</td> <td>-2</td> <td>-3</td> <td>-12</td> </tr> <tr> <td colspan="3"></td> <td><b>148</b></td> <td><b>214</b></td> <td><b>2343</b></td> <td><b>64</b></td> <td><b>84</b></td> <td><b>123</b></td> <td></td> </tr> </tbody> </table>	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Apartments	Total Units	126	64	78	838	13	51	51	27	Office	S.F. Gross Area	23000	35	34	253	31	4	6	28	Retail	S.F. Gross Area	9000	9	33	386	5	4	16	17	Other	S.F. Gross Area	4500	52	50	572	27	25	30	20	Other	S.F. Gross Area	4500	4	34	405	2	2	23	11	Office	S.F. Gross Area	10100	-16	-15	-111	-14	-2	-3	-12				<b>148</b>	<b>214</b>	<b>2343</b>	<b>64</b>	<b>84</b>	<b>123</b>	
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<a href="#">40047</a>	Westchester	WLA	5	2012	United Oil 78	TI of E gas station w/convenience mrkt to add 6 fueling positions.	9815 W national blvd	04/03/2012	<input type="checkbox"/>	<input type="checkbox"/>	0.9	<table border="1"> <thead> <tr> <th>Land Use</th> <th>Unit ID</th> <th>size</th> <th>Net_AM_Trips</th> <th>Net_PM_Trips</th> <th>Net_Daily_Trips</th> <th>NetAMIn</th> <th>NetAMOut</th> <th>NetPMIn</th> <th>NetPMOut</th> </tr> </thead> <tbody> <tr> <td>Gas Station</td> <td>Fueling Positions</td> <td>12</td> <td>61</td> <td>105</td> <td>977</td> <td>30</td> <td>30</td> <td>52</td> <td>52</td> </tr> <tr> <td colspan="3"></td> <td><b>61</b></td> <td><b>105</b></td> <td><b>977</b></td> <td><b>30</b></td> <td><b>30</b></td> <td><b>52</b></td> <td><b>52</b></td> </tr> </tbody> </table>	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Gas Station	Fueling Positions	12	61	105	977	30	30	52	52				<b>61</b>	<b>105</b>	<b>977</b>	<b>30</b>	<b>30</b>	<b>52</b>	<b>52</b>																																																		
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<a href="#">44355</a>	Westchester	WLA	5	2016	New 6-Story Mixed-Use	66-Unit Apartment & ground floor Shopping Center with sub. garage.	10801 W VENICE BLVD	12/22/2016	<input type="checkbox"/>	<input type="checkbox"/>	0.2	<table border="1"> <thead> <tr> <th>Land Use</th> <th>Unit ID</th> <th>size</th> <th>Net_AM_Trips</th> <th>Net_PM_Trips</th> <th>Net_Daily_Trips</th> <th>NetAMIn</th> <th>NetAMOut</th> <th>NetPMIn</th> <th>NetPMOut</th> </tr> </thead> <tbody> <tr> <td>Mixed Use</td> <td>Other</td> <td>20</td> <td>59</td> <td>59</td> <td>430</td> <td>-5</td> <td>25</td> <td>41</td> <td>18</td> </tr> <tr> <td colspan="3"></td> <td><b>20</b></td> <td><b>59</b></td> <td><b>430</b></td> <td><b>-5</b></td> <td><b>25</b></td> <td><b>41</b></td> <td><b>18</b></td> </tr> </tbody> </table>	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Mixed Use	Other	20	59	59	430	-5	25	41	18				<b>20</b>	<b>59</b>	<b>430</b>	<b>-5</b>	<b>25</b>	<b>41</b>	<b>18</b>																																																		
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Case ID	City	WLA	Units	Year	Description	Address	Start Date	Progress 1	Progress 2	Score	Land Use	Unit ID	Size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	
45237	Westchester	WLA	5	2016	New Starbucks Coffee Shop	Vacant Lot to New Drive-Thru Only Starbucks with Outdoor Seating	3505 S SEPULVEDA BL	06/08/2017	<input type="checkbox"/>	<input type="checkbox"/>	0.9	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Other	S.F. Gross Area	1080	109	46	884	56	53	23	23
															<b>109</b>	<b>46</b>	<b>884</b>		<b>56</b>	<b>53</b>	<b>23</b>
46948	Westchester	WLA	5	2018	Mixed-Use: Residential & Restaurant	new Mixed-Use, 187-Unit Apartment & 5 KSF HiTurnover Restaurant Project	3664 S OVERLAND AV	05/25/2018	<input type="checkbox"/>	<input type="checkbox"/>	0.3	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Mixed Use	Total Units	187	67	96	974	21	46	60	36
															<b>67</b>	<b>96</b>	<b>974</b>		<b>21</b>	<b>46</b>	<b>60</b>
48173	Westchester	WLA	5	2019	Mixed-Use: Residential & Commercial	new 7-story, Mixed-Use: 119-Unit Multifamily housing & 2 ksf Restaurant	3577 S OVERLAND AV	06/13/2019	<input type="checkbox"/>	<input type="checkbox"/>	0.4	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Mixed Use	Total Units	119	37	45	478	12	25	29	16
															<b>37</b>	<b>45</b>	<b>478</b>		<b>12</b>	<b>25</b>	<b>29</b>
49495	Westchester	WLA	5	2020	Mixed-Use: Sepulveda Blvd. & Palms Blvd.	5-Story, 409 Apts (inc. 11% affordable) & 60 ksf Retail & Restaura	3443 S SEPULVEDA BL	02/05/2020	<input type="checkbox"/>	<input type="checkbox"/>	1.0	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Mixed Use	Total Units	445	104	221	2502	6	98	125	96
															<b>104</b>	<b>221</b>	<b>2502</b>		<b>6</b>	<b>98</b>	<b>125</b>
47180	Westchester	WLA	5	2018	New 8 Story Mixed-Use Bldg	New 8 Story 79-Unit Apartment Bldg with ground floor Restaurant	10424 W VENICE BLVD	10/03/2018	<input type="checkbox"/>	<input type="checkbox"/>	0.1	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Mixed Use	Other	29	28	382	7	22	20	8	
														<b>29</b>	<b>28</b>	<b>382</b>		<b>7</b>	<b>22</b>	<b>20</b>	
47648	Westchester	WLA	5	2018	Apartments, 78 Units	new 7-story, 78-Unit Apt bldg attach to exist 7-story, 86-Unit Apt bldg	3838 S DUNN DR	11/12/2018	<input type="checkbox"/>	<input type="checkbox"/>	0.5	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Apartments	Total Units	78	27	32	403	7	20	20	12
														<b>27</b>	<b>32</b>	<b>403</b>		<b>7</b>	<b>20</b>	<b>20</b>	
46672	Westchester	WLA	5	2017	New 74 Unit Apt Building	New 74 Unit Building replaces existing 5 SF Houses	3739 S CARDIFF AV	02/28/2018	<input type="checkbox"/>	<input type="checkbox"/>	0.7	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Apartments	Total Units	74	28	33	362	6	22	22	11
														<b>28</b>	<b>33</b>	<b>362</b>		<b>6</b>	<b>22</b>	<b>22</b>	
44720	Westchester	WLA	5	2016	Mixed-Use (Residential & Retail)	7-story, Mixed-Use Bldg: 108-Unit Condo & 3,600 SF ground floor Retail	10375 W WASHINGTON BLVD	01/30/2017	<input type="checkbox"/>	<input type="checkbox"/>	0.2	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Mixed Use	Other	32	42	579	-3	35	31	11	
														<b>32</b>	<b>42</b>	<b>579</b>		<b>-3</b>	<b>35</b>	<b>31</b>	
42422	Westchester	WLA	5	2014	New 7 Story (86 Apts)	7-Story Apt Building with 86 Apts over Ground Floor Parking Garage.	3822 S DUNN DR	09/23/2014	<input type="checkbox"/>	<input type="checkbox"/>	0.5	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Apartments		86	42	50	543	9	33	32	18
														<b>42</b>	<b>50</b>	<b>543</b>		<b>9</b>	<b>33</b>	<b>32</b>	
50336	Metro	WLA	5	2020	Culver Tower	188 du multi-family & 19 du affordable housing	3841 S Dunn Dr	12/03/2020	<input type="checkbox"/>	<input type="checkbox"/>	0.5	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut
												Apartments	Occupied Units	188	25	-20	96	-7	32	-2	-18
												Apartments	Occupied Units	19							

			25	-20	96		-7	32	-2
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# California Regional Water Quality Control Board

## Los Angeles Region



nda S. Adams  
al/EPA Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013  
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: <http://www.waterboards.ca.gov/losangeles>

Arnold Schwarzenegger  
Governor

April 17, 2008

Mr. Allen Gimenez  
Winall Oil Company  
1338 E. 29<sup>th</sup> Street  
Signal Hill, CA 92649

**UNDERGROUND STORAGE TANK PROGRAM – CASE CLOSURE  
WINALL STATION #18  
10646 VENICE BOULEVARD, CULVER CITY (I.D.#902320043)(USTCF #10285)**

This letter confirms the completion of a site investigation and corrective action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground tank(s) site is in compliance with the requirements of subdivision (a) and (b) of section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of section 25296.10 of the Health and Safety Code.

Because the subject site is currently an active gasoline service station, we recommend that you properly maintain all or some existing monitoring wells onsite, so that they would be available should further monitoring be deemed necessary. However, if you choose to abandon these wells, you must comply with the followings:

1. All wells must be located and properly abandoned.
2. Well abandonment permits must be obtained from the Los Angeles County Department of Public Health, Environmental Health Division, and all other necessary permits must be obtained from the appropriate agencies prior to the start of work.
3. You must submit a report on the abandonment of the wells to this office by **July 1, 2008**. This report must include, at a minimum, a site map, a description of the well abandonment process, and copies of all signed permits.

*California Environmental Protection Agency*



*Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.*

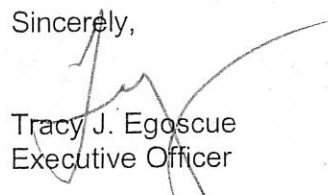
Mr. Allen Giminez  
Winall Oil Company

-2-

April 17, 2008

**Please contact Mr. Jay C. Huang at (213) 576-6711 if you have any questions regarding this matter.**

Sincerely,

  
Tracy J. Egoscue  
Executive Officer

cc: Yvonne Shanks, State Water Resources Control Board, Underground Storage Tank  
Cleanup Fund  
Tim Smith, Los Angeles County Department of Public Works, Environmental Program  
Division  
Kurt Souza, State Department of Health Services  
Hari Patel, State Water Resources Control Board, UST Cleanup Fund  
Craig Perkins, Environmental & Public Works, City of Santa Monica  
Rob Saperstein, Hatch and Parent  
Toby Moore, Golden State Water Company  
James Farrow, WorleyParsons Komex  
Joe Lentini, Shell Oil Products US  
Mike Bauer, Chevron Products Company  
Darrell Fah, BP/ARCO  
Todd Normane, Atlantic Richfield Corporation  
Matthew T. Heartney, Arnold & Porter  
John Batchelder, EnviroSolve  
Michael Mailloux, Unocal Corporation  
Chris Panaitescu, Thrifty Oil Co.  
Mark Gilmartin, Counsel for Thrifty Oil Co.  
Jack Fraim, Cedar Creek Consulting  
Mark Aebi, ConocoPhillips  
Terry Vandell, ConocoPhillips  
Kenneth Ehrlich, Jeffer Mangels  
Phillip Tangalakis, Tangalakis & Tangalakis  
Mark Novak, Novak & Bases, LLP  
Carol Haynes, Economy Environmental, Inc

*California Environmental Protection Agency*



Recycled Paper

*Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.*





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Oakland, CA 94612

www.lozeaudrury.com  
Marjan@lozeaudrury.com

February 5, 2024

***Via Email***

Los Angeles City Planning Commission  
Samantha Millman, President  
Caroline Choe, Vice President  
Maria Cabildo, Commissioner  
Ilissa Gold, Commissioner  
Monique Lawshe, Commissioner  
Helen Leung, Commissioner  
Karen Mack, Commissioner  
Jacob Noonan, Commissioner  
Elizabeth Zamora, Commissioner  
City Planning Commission  
City of Los Angeles  
200 N. Spring Street, Suite 525  
Los Angeles, CA 90012  
cpc@lacity.org

More Song, City Planner  
Los Angeles City Planning  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012  
more.song@lacity.org

**Comment on Proposed Class 32 CEQA Exemption (“Infill Development”) for the 10626 Venice Boulevard Project – (2021-3405-TOC-SPR-HCA, ENV-2021-3407-CE)**

Dear President Millman and Honorable Members of the Planning Commission,

I am writing on behalf of Supporters Alliance for Environmental Responsibility (“SAFER”) regarding the proposed Class 32 Infill Development Categorical Exemption (“Categorical Exemption” or “Class 32 Exemption”) for a seven-story mixed-use project proposed at 10602-10646 W. Venice Boulevard in the City of Los Angeles (“Project”). On August 30, 2023, the Hearing Officer determined that the Project is exempt from California Environmental Quality Act (“CEQA”) pursuant to the Class 32 Exemption, and as a result, no additional review of the Project’s environmental impacts is required.

After further review, SAFER appeals the City of Los Angeles (“City”) Hearing Officer’s determination which will exempt the Project (DIR-2021-3405-TOC-SPR-HCA, ENV-2021-3407-CE) from review under the California Environmental Quality Act (“CEQA”). As discussed below, the Project does not qualify for the Class 32 Exemption. Since the Project is not exempt from CEQA, an Initial Study must be prepared and circulated to determine the appropriate level of CEQA review required, be it an Environmental Impact Report (“EIR”) or a Mitigated Negative Declaration (“MND”).

**PROJECT DESCRIPTION**

The Applicant, Isaac Cohanzad of Wiseman Residential, seeks to develop the Project at 10602-10646 W. Venice Boulevard. The project involves the construction, use, and maintenance of a new seven-story, approximately 73 feet high, mixed-use building with 214 residential units above approximately 15,804 square feet of commercial space on the ground floor. The project proposes to provide 238 vehicle parking spaces within two subterranean levels and a portion of the ground floor. The Project is directly adjacent to a daycare center and a couple of the parcels were currently uses/formerly used for automotive repair services.

### LEGAL STANDARD

CEQA identifies certain classes of projects which are exempt from the provisions of CEQA, called Categorical Exemptions. (14 CCR §§ 15300, 15354.) “Exemptions to CEQA are narrowly construed and “[e]xemption categories are not to be expanded beyond the reasonable scope of their statutory language.” (*Mountain Lion Foundation v. Fish & Game Com.* (1997) 16 Cal.4th 105, 125.) The determination as to the appropriate scope of a categorical exemption is a question of law subject to independent, or de novo, review. (*San Lorenzo Valley Community Advocates for Responsible Education v. San Lorenzo Valley Unified School Dist.*, (2006) 139 Cal. App. 4th 1356, 1375 (“[Q]uestions of interpretation or application of the requirements of CEQA are matters of law. (Citations). Thus, for example, interpreting the scope of a CEQA exemption presents ‘a question of law, subject to de novo review by this court.’ (Citations).”.)

Here, the City is relying on the Class 32 Exemption pursuant to CEQA Guidelines section 15332, which exempts infill development projects from CEQA where the following conditions are met:

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

(14 CCR § 15332 [emph. added].)

As discussed below, the Project does not qualify for the Infill Exemption because the Project will have significant noise and air quality impacts. As a result, the Project is not exempt from CEQA and the City must prepare an Initial Study followed by an EIR or MND prior to approval of the Project.

### DISCUSSION

#### I. The Project Cannot be Exempted from CEQA Because it is Listed on the Cortese List.

CEQA makes it clear, “[n]o project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code [Cortese List] shall be exempted from this division pursuant to subdivision (a) [categorical exemptions].” (PRC § 21084(c).) The provisions in Government Code Section 65962.5 are commonly referred to as the “Cortese List.” A Cortese listing can be effected for “underground storage tanks for which an unauthorized release report is filed pursuant to Section 25295 of the Health and Safety Code.” (Govt. Code § 65962.5(c)(1).) The GeoTracker list is one of the lists in the Cortese List.

As the Court of Appeal has stated, “[w]e agree that the Legislature intended that projects on these [Cortese List] sites should not be categorically exempt from CEQA because they may be more likely to involve significant effects on the environment.” *Parker Shattuck Neighbors v. Berkeley City Council*, 222 Cal. App. 4th 768, 781 (2013); *McQueen v. Mid-Peninsula Board*, 202 Cal.App.3d 1136, 1149, (“the known existence of....hazardous wastes on property to be acquired is an unusual circumstance threatening the environment” and the project may not be exempted from CEQA review); *Association for a Cleaner Environment v. Yosemite Comm. College*, 110 Cal.App.4th 629 (2004) (presence of hazardous materials makes CEQA exemption improper).

Here, the parcel where an active gas station currently operates is on the Cortese List. The Project site is listed on the State of California’s Cortese list as a closed site under GeoTracker due to its extensive soil contamination which has been remediated.<sup>1</sup> The GeoTracker listing notes extensive soil contamination and the City

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<sup>1</sup> [https://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0603701260](https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603701260).

is made aware of this fact due to its receipt of the 2008 Letter from the State Water Resources Control Board (“SWRCB”):

“A portion of the Project Site was once listed as a Leaking Underground Storage Tank (LUST) Cleanup Site in the State Water Resources Control Board (SWRCB) GeoTracker database (1994–2008). However, the site underwent remediation, and the Cleanup Status of the site has been deemed “Completed – Case Closed as of 4/17/2008.” Thus, the Project would not create a hazard to the public or the environment as a result of being listed on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, this Exception does not apply to the Project.”

(Categorical Exemption, p. 34.)

**Even if the status on the Geotracker lists the site as “Closed”, the City does not refute the fact that the site is still included on the Cortese List.** Additionally, the closure letter cannot be conclusive evidence that no additional remediation is necessary, especially since the analysis was performed under the assumption that the site will continue serving its purpose as an active gasoline service station, and not for residential development. In fact, the letter was issued way before the Applicant purchased and owned the property, **and the letter itself requires notification and a report to the SWRCB if the site were to be abandoned for other uses.** Nowhere in the letter does it explain that the remediation analysis would be sufficient for future residential use, for which the Project will primarily be developed for.

Therefore, the Project cannot proceed under a Class 32 Exemption, a Phase I ESA must be prepared pursuant to the Environmental Assessment form, and at the very least, the City must direct staff to prepare an Initial Study to determine what level of environmental review is truly required for this Project.

## **II. The Unusual Circumstances Exception Precludes Reliance on the Class 32 Exemption.**

The Class 32 Exemption cannot apply because unusual circumstances on and around the Project site create a reasonable possibility of the Project’s potentially significant environmental impacts. A categorical exemption is inapplicable “where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.” (14 CCR 15300.2(c).) In *Berkeley Hillside Preservation v. City of Berkeley*, the California Supreme Court explained that there are two ways a party may invoke the unusual circumstances exception. First, “a party may establish an unusual circumstance with evidence that the project *will* have a significant environmental effect. That evidence, if convincing, necessarily also establishes ‘a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.’” (*Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1105 [emph. added].) Alternatively, “[a] party invoking the exception may establish an unusual circumstance without evidence of an environmental effect, by showing that the project has some feature that distinguishes it from others in the exempt class. In such a case, to render the exception applicable, the party need only show a reasonable possibility of a significant effect due to that unusual circumstance.” (*Id.*)

As applied, there are unusual circumstances that preclude reliance on the Categorical Exemption. Here, the Project is proposed on land that is or was developed with an existing gas station, and such use on the Project site may have resulted in site contamination that must be remediated. (April 2021 Environmental Assessment, p. 4.) At the time this comment was submitted, no such remediation plan had been prepared or performed on the Project site. Despite the presence and/or high likelihood of soil contamination and the Applicant’s commitment to remediating the Project site, a Phase I Environmental Site Assessment (“Phase I ESA”) was still not prepared or included into the record. The only document that mentions the vague remediation activities performed on the site is a 2008 Closure Letter from the Los Angeles Regional Water Quality Control Board explaining that the site was remediated. In spite of the letter, neither the City nor the Applicant can rely on a decision made over a decade ago as substantive evidence that no further remediation activities are required, especially since the Applicant was neither the owner of the Project site at the time remediation activities were undertaken nor when the closure letter was prepared.

Additionally, as shown in the graphic below, further inspection of the Project site reveals that not only a gas station, but two automobile repair shops are located on the Project site. While the Applicant notes the presence of the gas station, the Applicant failed to identify and address the two automobile repair shops on the Project site. Pictures of the Project site captured on November 7, 2023 shows the current operations and confirms the Project site's existence of automobile repair shops. (Exhibit D.) As such, there was no analysis prepared that considered the impacts that results from both automotive repair shops.



**Table 1: Yellow boxes indicating an active gas station to the left and two automotive repair stations to the right. Blue box indicates a family childcare business adjacent to the Project site.**

Furthermore, the Project site is located adjacent to a daycare center, as evidenced in the above Table 1 (See also, picture on Exhibit D regarding Child Care Center's proximity to Project site.) In a September 2021 Letter addressed to the City, the Palms Neighborhood Council expressed opposition to the Project as it related to the health and safety of the young students at Perez Family Child Care. (Exhibit D.) As expressed in their letter, "Several stakeholders, the preschool's owners among them, are concerned about the safety of the children in the preschool and also the financial impact that extended construction activity would have on the business. Wiseman Residential has another project in Palms at 3741 Motor that is next to Tree House School and it has violated agreements made with that school, putting its students at risk, so we have heightened concerns about another project next to another preschool." (2021 Palms Neighborhood Council Letter.)

Lastly, as explained above, the Project site is within the Methane Buffer Zone. While the City acknowledges this fact and has conceded that regulatory measures will prevent any significant impacts, it has neither required any mitigation measures to be implemented to the Project design as a Condition of Approval nor are there any Project plans that specify how its design will reduce the Project's impacts below a level of significance. Without any guarantee that the mitigation measures will be implemented, significant impacts related to methane will remain.

As such, there are existing unusual circumstances that preclude reliance on a Categorical Exemption. Clearly, without any safeguards, not only is the City's decision to proceed with the Project a clear violation of its own municipal code, but doing so under a CEQA Exemption violates the law. Provided the clear presence of hazards and hazardous materials on the Project site, the Project cannot qualify for a Class 32 Exemption, and the City must perform additional environmental review under CEQA to proceed with the Project.

### **III. The City Cannot Rely on a Class 32 Exemption Because There is a Fair Argument that there are Significant Adverse Impacts that Necessitate an EIR.**

The Project cannot proceed under a Class 32 Exemption because soil contamination at a proposed Project site creates a fair argument that there may be significant adverse impacts, which necessitates the preparation of an EIR. In *ACE v. Yosemite*, 116 Cal.App.4th 629, the court held that an EIR was required to disclose, analyze, and cleanup existing lead contamination on a site from an old shooting range. The court stated that CEQA review was required because “lead contamination could spread at the removal site as well as the site receiving the salvageable portions. ... cars driving on lead-contaminated soil could lift lead-contaminated dust into the air. Students and staff walking through the area could pick up lead contamination on their shoes and clothing, potentially spreading it throughout the campus or taking it to their homes.” (*Id.* at 640 (emphasis added).) Other contamination cases, and CEQA’s legislative history, hold similarly. (See *McQueen v. Mid-Peninsula Board*, 202 Cal.App.3d 1136, 1149 (site contaminated with PCBs could not be exempted from CEQA review and CEQA analysis was required to propose cleanup plan for public review and scrutiny); *Quail Botanical Gardens Foundation, Inc. v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1599 (petitioners raised, but court did not reach issue of “toxic contamination on the subdivision property”).)

Here, the Environmental Assessment prepared around April 2021 explains that a Phase I ESA is required to be prepared and that the area will be remediated due to an existing gas station that currently occupies the Project site. (2021 Environmental Assessment, p. 4.) However, in preparing the Categorical Exemption, neither the City nor the Applicant prepared a Phase I Environmental Site Assessment (“ESA”) for the Project site, even when such Phase I assessments are a routine step taken in CEQA matters. At the time of filing this comment, there is no evidence in the record that such Phase I ESA was ever prepared. Because a Phase I ESA is required but not provided, the Hearing Officer could not have relied on any substantial evidence to support its conclusion that the Project will not expose workers and individuals to potentially hazardous materials. As such, the City cannot approve the Class 32 Exemption until further environmental review is completed.

Additionally, there is a fair argument that the Project will have significant adverse impacts independent of the existing gas station on the Project site. As shown in an October 18, 2023 map of the Project site, the Project includes parcels where automotive repair shops currently exist such as Smog Solutions (smog inspection station, 10622 Venice Blvd) and E & J Foreign Cars (auto repair): 10602 Venice Blvd. Furthermore, there is a child care center that directly abuts the Project site, located along 3819 Keystone Ave (“Perez Family Child Care”).

It is well-established that CEQA requires analysis of toxic soil contamination that may be disturbed by a Project, and that the effects of this disturbance on human health and the environment must be analyzed. CEQA requires a finding that a project has a “significant effect on the environment” if “the environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.” (PRC §21083(b)(3).) As the Court of Appeal stated, “[a] new project located in an area that will expose its occupants to preexisting dangerous pollutants can be said to have substantial adverse effect on human beings.” (*Cal. Building Industry Assn. v. Bay Area Air Quality Mgm’t Dist.* (“*CBIA v. BAAQMD*”), 2013 Cal. App. LEXIS 644, \*46 (Cal. Ct. App. 2013).) The existence of toxic soil contamination at a project site is a significant impact requiring review and mitigation in the EIR. (*McQueen v. Bd. of Dirs.* (1988) 202 Cal.App.3d 1136, 1149; *Assoc. For A Cleaner Env’t v. Yosemite Comm. College Dist.* (“*ACE v. Yosemite*”) (2004) 116 Cal.App.4th 629.) This mitigation may not be deferred until a future time after Project approval. (*Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d 296, 306; *Citizens for Responsible Equitable Env’t Dev. v. City of Chula Vista* (“*CREED*”) (2011) 197 Cal.App.4th 327, 330-31.)

The Categorical Exemption’s baseline for this potential impact is flawed for failure to identify and remediate existing soil conditions at the site. Without knowing the presence and levels of these chemicals, the Categorical Exemption cannot justify its conclusion that human exposure impacts are unlikely, and that the Project poses no significant risks from the release of hazardous materials into the environment. The Class 32 Exemption should be denied, or additional environmental review must be prepared and recirculated to include the results of soil sampling in the Project area to ensure protection of human health and the environment.



#### IV. Exemptions from CEQA are Prohibited Where Mitigation Measures are Required to Reduce a Project's Significant Impacts.

A project that requires mitigation measures cannot be exempted from CEQA, nor can the agency rely on mitigation measures as a basis for determining that one of the significant effects exceptions does not apply. (*Salmon Pro. & Watershed Network v. County of Marin* (2004) 125 Cal.App4th 1098, 1102 (“*SPAWN*”).) The Court in *SPAWN* thoroughly explained why projects that require mitigation are not eligible for an exemption from CEQA. (*Id.* at 1106-08.) If mitigation measures are required, the public has a right to review and comment on the adequacy of those mitigation measures, which can only be accomplished through the public review process provided for an MND or EIR.

Here, the Project site is located within a Methane Buffer Zone, which the City of Los Angeles has identified as “zones [which] are mostly a result of naturally surfacing tar and crude oil. Similarly, these subsurface hazards occur by other soil contamination issues, such as historical oil wells.”<sup>2</sup> As such, “properties within these map areas are **subject to Methane Buffer Zone Testing and Methane Mitigation.**” (emph. added.)<sup>3</sup> Ordinance No. 175790 was adopted in response to the City’s efforts to mitigate methane gas intrusion in areas where there exists a possible potential hazard of methane gas. The ordinance amended the City’s Municipal Code to otherwise require site testing, systems installation, and other methane mitigation measures in order to ensure the risks of potential methane impacts have been remediated. (LAMC sec. 91.7103.) Additionally, the City’s municipal code provides that “[a]ny abandoned oil well encountered during construction shall be evaluated by the Fire Department and may be required to be re-abandoned in accordance with applicable rules and regulations of the Division of Oil, Gas and Geothermal Resources of the State of California. Buildings shall comply with these provisions and the requirements of LAMC Section 91.6105, whichever is more restrictive.” (*Id.* at sec. 91.7109.)

The City admittedly concedes the use of mitigation measures such that the Project “will be required to **comply with all applicable regulatory measures governing construction in such areas, which will prevent any significant impacts.**” (October 6, 2023 Letter of Determination, p. 14. (emph. added).) As such, compliance with these regulatory requirements, without which the impacts would be significant, constitute mitigation measures that must be adopted. However, it is well-settled that future formulation of mitigation measures is prohibited under CEQA, because it effectively precludes public input into the development of these measures. (*CREED*, 197 Cal.App.4th at 332; *Sundstrom v. Mendocino*, 202 Cal.App.3d at 306; *Gentry v. Murietta*, 36 Cal.App.4th at 1396 (condition requiring applicant to comply with mitigation measures that might be recommended in future report on Stephens kangaroo rat was improper). As the Court recently held: “[R]eliance on tentative plans for future mitigation after completion of the CEQA process significantly undermines CEQA’s goals of full disclosure and informed decisionmaking; and[,] consequently, these mitigation plans have been overturned on judicial review as constituting improper deferral of environmental assessment.” *Comtys. for a Better Env’t v. City of Richmond* (2010) 184 Cal.App.4th 70, 92 (deferred formulation of greenhouse gas mitigation measures improper, particularly where delayed due to agency’s reluctance to make finding early in EIR process that emissions generated by project would create significant effect on the environment).

Also, the Letter of Determination fails to require project compliance with methane plan preparation and approval requirements, and instead assumes such compliance. Neither are the Project plans in which the City relies on show any evidence of typical methane mitigation methods that will be incorporated into the design, meaning that the potential for methane related impacts will remain. Given these facts, future residents and employees of the Project site may experience and exacerbate health impacts and increased risk to explosions and fires due to the presence of methane impacting air quality.

The City cannot exempt the Project because the public has a right to know the unmitigated Project impacts and comment on the adequacy of the analysis and proposed mitigation measures. Absence of such review and

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<sup>2</sup> <https://www.geoforward.com/los-angeles-methane-zones/>.

<sup>3</sup> <https://www.geoforward.com/los-angeles-methane-buffer-zone-map/>.

comment period is improper because the City evaluated the Project conditionally rather than evaluating whether the Project could result in a significant impact without the mitigation described in the Exemption. (See *SPAWN*, supra, 125 Cal.App.4th at 1103-04, 1107-09.) The City’s mitigated categorical exemption violates CEQA and the Project cannot proceed with the Class 32 Exemption.

**V. The Project Does Not Qualify for CEQA’s Infill Exemption Due to Potentially Significant Air Quality Impacts that Were Inadequately Analyzed.**

A project cannot qualify for CEQA’s Class 32 Exemption if the project results in significant air quality impacts. (14 CCR § 15332(d).) Matt Hagemann and Paul Rosenfeld of the environmental consulting firm SWAPE carefully reviewed the Project, including the Class 32 Exemption and accompanying materials prepared by Cadence Environmental Consultants (“Cadence”). SWAPE concludes that the Class 32 Exemption cannot be relied on due to its failure to adequately evaluate the Project’s hazards, hazardous materials, air quality, health risk, and greenhouse gas (“GHG”) impacts. SWAPE’s comments and CVs are attached as Exhibit A.

**a. The Project will have Significant Air Quality Impacts related to Methane.**

There is a strong inference that the Project’s location within the Methane Buffer Zone will lead to significant air quality impacts. In fact, the City admits that the Project “will be required to comply with all applicable regulatory measures governing construction in such areas, **which will prevent any significant impacts.**” (October 6, 2023 Letter of Determination, p. 14. (emph. added).) Given how there is no mention of methane mitigation measures in the Project’s letter of determination and accompanying conditions of approval, the City, at best, assumes compliance with its own municipal code. In the absence of any clear methane mitigation plans or designs, the potential for methane related impacts will remain. As such, future residents and employees of the Project site will be exposed to higher rates of methane and will likely experience health impacts due to the presence of methane impacting air quality. The City is no stranger to the disastrous effects of methane, including both the significant environmental and health impacts associated with its failure to address methane emissions.<sup>4</sup>

**b. The City Failed to Adequately Analyze the Project’s Air Quality.**

SWAPE explains that the Project’s estimated air quality and greenhouse gas (“GHG”) emissions are underestimated and inadequately supported. SWAPE reviewed the CalEEMod output files – the underlying data files used to estimate a project’s air emissions. SWAPE determined that several model inputs used to generate a project’s construction and operation emissions were unsubstantiated and inconsistent with information disclosed in the Categorical Exemption Analysis. As a result, the Project’s construction and operational emissions are underestimated. Additional environmental review should be prepared to include an updated air quality and GHG analysis. SWAPE’s expert comments and CVs are attached as Exhibit A.

Specifically, SWAPE identified several values used in Cadence’s air quality analysis that were found to be either inconsistent with information provided in the Categorical Exemption or otherwise unjustified, including:

Air Quality

1. The Exemption relies upon an incorrect and unsubstantiated air model;
2. The Exemption fails to adequately evaluate diesel particulate matter emissions; and
3. SWAPE’s screening-level HRA indicates a potentially significant health risk impact.

(Ex. A, pp. 2-11.)

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<sup>4</sup> [https://ww2.arb.ca.gov/sites/default/files/2020-07/arb\\_aliso\\_canyon\\_methane\\_leak\\_climate\\_impacts\\_mitigation\\_program.pdf](https://ww2.arb.ca.gov/sites/default/files/2020-07/arb_aliso_canyon_methane_leak_climate_impacts_mitigation_program.pdf). See also, <https://www.carbonbrief.org/aliso-canyon-how-bad-is-the-california-gas-leak-disaster/#:~:text=As%20a%20result%2C%20this%20leak,of%20U.S.%20anthropogenic%20methane%20emissions.>

As a result of these shortcomings in Cadence’s analysis, the construction and operational emissions conclusions in the Project’s Categorical Exemption cannot be relied upon to determine the significance of the Project’s air quality or GHG impacts. As SWAPE explains, “the CalEEMod User’s Guide requires any changes to model defaults be justified.” (Ex. A, p. 4.) Here, the analysis does not provide a justification for making such substantial changes. Therefore, without information to support the changes made to the CalEEMod inputs, the City lacks substantial evidence to conclude the Project will not have significant air quality and GHG impacts.

**c. The Project Will Have Significant Greenhouse Gas Impacts That Were Inadequately Analyzed.**

Furthermore, SWAPE found that the City failed to adequately evaluate greenhouse gas (“GHG”) impacts. Specifically, SWAPE analyzed the Project using the Exemption’s model to review the Project’s mitigated GHG emissions. SWAPE estimates that when dividing the Project’s GHG emissions with its service population of 397 people (residents), the Project’s emissions would emit approximately 3.5 MT CO<sub>2</sub>e/SP/year. As shown in the table below, SWAPE’s findings reveal that the Project emissions would exceed the South Coast Air Quality Management District’s 2035 efficiency target of 3.0 MT CO<sub>2</sub>e/SP/year (Ex. A, p. 12.)

<b>SWAPE Annual Greenhouse Gas Emissions</b>	
<b>Project Phase</b>	<b>Proposed Project</b>
<i>Total Construction</i>	504.12
Construction (amortized over 30 years)	16.80
<i>Area</i>	2.35
<i>Energy</i>	366.57
<i>Mobile</i>	887.14
<i>Waste</i>	33.22
<i>Water</i>	69.79
Annual Operational	1,359.06
<b>Total Net Annual GHG Emissions (MT CO<sub>2</sub>e/year)</b>	<b>1,375.87</b>
Service Population	397
<b>Service Population Efficiency (MT CO<sub>2</sub>e/SP/year)</b>	<b>3.5</b>
<b>SCAQMD 2035 Target</b>	<b>3.0</b>
<i>Exceeds?</i>	<b>Yes</b>

(Table 1, Ex. A, p. 12.)

As such, these findings constitute significant impacts that preclude reliance on a Class 32 Exemption. Therefore, the City cannot rely on this Project to proceed and must instead prepare reviews pursuant to CEQA.

**VI. The Project Will Lead to Increased Exposure of Cancer Risks.**

A project cannot qualify for CEQA’s Class 32 Exemption if the project results in significant air quality impacts. (14 CCR § 15332(d).) Both SWAPE and Mr. Offermann reviewed the Project’s air quality analysis and concluded that the Project will expose both future residents and commercial employees to cancer risks that must be mitigated.

**a. The Project Will Have a Potentially Significant Health Risk Impact.**

SWAPE performed a preliminary health risk assessment (“HRA”) by inputting the Project’s information into AERSCREEN. SWAPE found that the model, when calculating the excess cancer risk to the nearest sensitive receptor using applicable HRA methodologies prescribed by OEHHA, indicates that infant, child, adult, and lifetime cancer risks exceed the SCAQMD threshold of 10 in one million, resulting in a potentially significant impact not previously addressed or identified by the Exemption.” (Ex. A, p. 10.)

The City has not offered any substantial evidence regarding a less than significant impact on health risk, let alone provided any HRA for this Project. Because these results indicate a potentially significant impact, the City cannot rely on the Class 32 Exemption. SWAPE explains that “a full CEQA analysis should be prepared to include a refined health risk analysis which adequately and accurately evaluates health risk impacts associated with both Project construction and operation. If the refined analysis similarly concludes that the Project would result in a significant health risk impact, then mitigation measures should be incorporated, as described below in the ‘Feasible Mitigation Measures Available to Reduce Emissions’ section.” (Ex. A, p. 11.)

Therefore, the City must not approve the Project under a CEQA Exemption and must instead prepare an EIR or MND pursuant to CEQA.

**b. The Project Will Have Significant Indoor Air Quality Impacts.**

Certified Industrial Hygienist, Francis “Bud” Offermann, PE, CIH conducted a review of the Project and relevant documents regarding the Project’s indoor air emissions. Mr. Offermann is a leading expert on indoor air quality and has published extensively on the topic. Mr. Offermann concludes that it is likely that the Project will expose residents and commercial employees of the Project to significant impacts related to indoor air quality, and in particular, emissions of the cancer-causing chemical formaldehyde, a known human carcinogen. Mr. Offermann’s expert comments and CV are attached as Exhibit B. Mr. Offermann explains that “[t]he primary source of formaldehyde indoors is composite wood products manufactured with urea-formaldehyde resins, such as plywood, medium density fiberboard, and particleboard. These materials are commonly used in building construction for flooring, cabinetry, baseboards, window shades, interior doors, and window and door trims.” (Ex. B, p. 3.)

Here, the City failed to perform an adequate analysis concerning the cancer risks associated with long-term exposure to carcinogenic TACs because of the Project, for both residents and workers. Mr. Offermann states that future residents of the Project will be exposed to a cancer risk from formaldehyde of approximately 120 per million, even assuming all materials are compliant with the California Air Resources Board’s (“CARB”) formaldehyde airborne toxics control measure. (Ex. B, p. 3.) In addition, Mr. Offermann states that employees of the Project’s commercial spaces will be exposed to a cancer risk of 17.7 per million from formaldehyde emissions. (*Id.*, p. 5.) These risk levels both exceed SCAQMD’s CEQA significance threshold for airborne cancer risk of 10 per million. (*Id.*) It is important to note that that even if the Project is stipulated to comply with CARB’s standards, even with compliance of CARB standards the Project will still exceed significance thresholds, yet the Project unfortunately does not address these cancer risk impacts.

Furthermore, the City failed to analyze the additional impacts of motor vehicle traffic and the subsequent increase in exposure to particulate matter (“PM2.5”). Mr. Offermann notes that the high cancer risk that may be posed by the Project’s indoor air emissions will be exacerbated by the additional cancer risk that exists as a result of the Project’s location within the South Coast Air Basin, a state and federal non-attainment area for PM2.5, and in an area with moderate to high traffic. (Ex. B, p. 2.) Specifically, he notes that “the SCAQMD’s MATES V study cites an existing cancer risk of 482 per million at the Project site due to the site’s high concentration of ambient air contaminants resulting from the area’s high levels of motor vehicle traffic.” (*Id.*, p. 4.) Formaldehyde emissions from composite wood products will exacerbate this pre-existing cancer risk.

Mr. Offermann predicts that the projected traffic noise levels, the annual average PM2.5 concentrations will exceed both state and federal standards, thereby necessitating both additional air quality analyses to determine PM2.5 concentrations as well as the installation of technology in order to reduce the impacts to a less-than-

significant level. (*Id.*, pp. 11-12.) However, the City again failed to analyze these issues, as well as the cumulative impacts associated with the Project's emissions. Mr. Offermann identifies mitigation measures that are available to reduce these significant health risks, including the installation of air filters and a requirement that the applicant use only composite wood materials (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins in the buildings' interiors. (*Id.*, pp. 12-14.)

These significant environmental impacts preclude the use of a Categorical Exemption for the Project. These impacts should be reviewed in a full CEQA analysis and mitigation measures should be imposed to reduce the risk of formaldehyde exposure.

#### **VII. The Project Does Not Qualify for CEQA's Infill Exemption Due to Potentially Significant Noise Impacts that Were Inadequately Analyzed.**

A project cannot qualify for CEQA's Class 32 Exemption if the project results in significant noise impacts. (14 CCR § 15332(d).) John Meighan of the expert noise and vibration consulting firm Wilson Ihrig carefully reviewed the Project, including the Class 32 Exemption and accompanying materials. Wilson Ihrig concludes that the Class 32 Exemption cannot be relied on due to Project's baseline noise not being properly established, failure to update operational noise impacts analyses, and the potentially significant impacts related to noise and vibration from the Project. Wilson Ihrig's comments and CVs are attached as Exhibit C.

Wilson Ihrig explains that the Categorical Exemption does failed to consider the damage threshold for the existing commercial building at 10606 Venice Boulevard. Studies show that at the threshold of 0.5 PPV, the impacts "would be exceeded during use of a Vibratory Roller, Large Bulldozer or Loaded Truck [at a distance of six feet, where construction will occur compared to the commercial building's location]. As such, this development is not eligible for a categorical exemption and a full environmental impact report should be developed." (Ex. C, p. 4.) Similarly, Wilson Ihrig highlighted how "there is potential for both the damage threshold and the annoyance threshold to be exceeded." *Id.*


Lastly, Wilson Ihrig points to the fact that the Project's will cause substantial temporary increases in ambient noise levels because "[d]emolition of the existing smog check facility at 10620 Venice Blvd is 19 feet from the nearest sensitive residence, meaning construction noise levels will be over this 80 dBA threshold. Using a distance correction, this 83 dBA level is over 90 dBA at 20 feet, which is 30 dBA above the measured ambient levels. A 30 dBA increase can be perceived as eight times as loud." (Ex. C, p. 4.)

These noise and vibrational impacts are substantial evidence proving that the Project will have noise impacts that exceed the significance threshold. Therefore, it is improper for the Project to be approved under a Categorical Exemption and a Class 32 Exemption must be denied.

#### **CONCLUSION**

In light of the above comments, the Project does not meet the requirements of the Class 32 Categorical Exemption due to its potential noise impacts, air quality/GHG, and public health risk impacts. The Exemption is also improper where the Project requires mitigation measures and where unusual circumstances apply. SAFER's findings indicate that the Project will violate multiple requirements under CEQA. The City must instead prepare an initial study followed by an EIR for the Project, or at least an MND, and the draft CEQA document should be circulated for public review and comment in accordance with CEQA. Thank you for considering these comments.

Sincerely,

  
Marjan R. Abubo  
Lozeau Drury LLP



# Exhibit A



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October 27, 2023

Marjan Abubo  
Lozeau | Drury LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94618

**Subject:           Comments on the 10626 W. Venice Boulevard Project**

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Dear Mr. Abubo,

We have reviewed the April 2023 Categorical Exemption (“Exemption”) for the 10626 Venice Boulevard Project (“Project”) located in the City of Los Angeles (“City”). The Project proposes to demolish all existing structures and construct a 109,853-square-foot (“SF”) mixed-use building including 136 residential dwelling units, 5,828-SF of restaurant uses, and 176 parking spaces on the 0.67-acre site.

Our review concludes that the Exemption and associated documents fail to adequately evaluate the Project’s hazards, hazardous materials, air quality, health risk, and greenhouse gas impacts. As a result, emissions associated with construction and operation of the proposed Project may be underestimated and inadequately addressed. A full CEQA analysis should be prepared to adequately assess and mitigate the potential hazards, hazardous materials, air quality, health risk, and greenhouse gas impacts that the project may have on the environment.

## **Hazards and Hazardous Materials**

### **Inadequate Disclosure and Analysis of Impacts**

According to the Exemption, a gas station and two auto service businesses are currently located on the Project site (p. 4). The 2008 Los Angeles Regional Water Quality Control Board closure letter states the Project site was remediated (p. 34). However, the Environmental Assessment Form for the Project states that the gas station “will be remediated” and that a Phase I Environmental Site Assessment (ESA) is required (p. 4).

This is contradictory, as the Environmental Assessment Form states the Project site “will be remediated” in contrast to the Exemption’s conclusion that the site was remediated. The Environmental Assessment

Form also stated a Phase I ESA was necessary, which is a requirement not included in the Exemption. A full CEQA analysis should be prepared to include a Phase I ESA to clarify the closure status of the site and whether any additional remediation is necessary. The Phase I ESA is necessary prior to Project approval to disclose contamination that may exist in soil, soil vapor, and groundwater at the Project site. To ensure adequate disclosure, the results of the Phase I ESA need to be included in a full CEQA document. The document should incorporate mitigation that may be necessary based on the results of the Phase I ESA and any subsequent environmental investigations. Any cleanup that may be required should be conducted under auspices of the Los Angeles Regional Water Quality Control Board or other appropriate agencies.

## Air Quality

### Incorrect Reliance on Class 32 Categorical Exemption

The Exemption claims that the project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Guidelines § 15332. Specifically, the Exemption states:

“For the reasons discussed in this document, the Project is categorically exempt from the requirement for the preparation of environmental documents under Class 32 in Section 15332, Article 19, Chapter 3, Title 14 of the California Code of Regulations. Class 32 is intended to promote infill development within urbanized areas. The class consists of environmentally benign in-fill projects that are consistent with local general plan and zoning requirements. Class 32 is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality effects” (p. 6).

As demonstrated above, a project can only qualify for a Class 32 Categorical Exemption if “approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.”<sup>1</sup> Here, while the Exemption claims the Project results in a less-than-significant air quality impact, this claim is unreliable (p. 14-18). The Project’s air quality analysis is insufficient for the following three reasons:

- 1) The Exemption relies upon an incorrect and unsubstantiated air model;
- 2) The Exemption fails to adequately evaluate diesel particulate matter emissions; and
- 3) SWAPE’s screening-level HRA indicates a potentially significant health risk impact.

#### *1) Unsubstantiated Input Parameters Used to Estimate Project Emissions*

The Exemption’s air quality analysis relies on emissions calculated with the California Emissions Estimator Model (“CalEEMod”) Version 2020.4.0 (p. 15).<sup>2</sup> CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is

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<sup>1</sup> “Cal. Code Regs. Tit. 14, § 15332.” California Code of Regulations, *available at*: <https://www.law.cornell.edu/regulations/california/14-CCR-Sec-15332>.

<sup>2</sup> “CalEEMod Version 2020.4.0.” California Air Pollution Control Officers Association (CAPCOA), May 2021, *available at*: <https://www.aqmd.gov/calceemod/download-model>.

known, the user can change the default values and input project-specific values, but the California Environmental Quality Act (“CEQA”) requires that such changes be justified by substantial evidence. Once all of the values are inputted into the model, the Project's construction and operational emissions are calculated, and "output files" are generated. These output files disclose to the reader what parameters are used in calculating the Project's air pollutant emissions and demonstrate which default values are altered. Justifications are provided for the selected values.

When reviewing the Project’s CalEEMod output files, provided in the Air Quality Report (“AQ Report”) as Appendix D to the Exemption, we found that several model inputs were not consistent with information disclosed in the Project documents. As a result, the Project’s construction and operational emissions may be underestimated. A full CEQA analysis should be prepared to include an updated air quality analysis that adequately evaluates the impacts that construction and operation of the Project may have on local and regional air quality.

### Underestimated Land Use Sizes

According to the Exemption:

“The Project includes demolition and removal of all existing uses from the Project Site and development of the site with a 7-story (approximately 76 feet in height), 109,853-square-foot mixed-use building, containing 136 residential dwelling units on floors 2 through 7 and 5,828 square feet of restaurant uses on the ground level” (p. 1).

As such, in order to be consistent with the information provided in the Exemption, the model should have included 104,025-SF of residential space and 5,828-SF of restaurant space. However, review of the CalEEMod output files demonstrates that the “10626 Venice Blvd” model fails to include the correct land use size for residential and commercial land uses (see excerpt below) (Appendix D, pp. 10, 37)

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area
Enclosed Parking with Elevator	71.74	1000sqft	0.00	71,741.00
Apartments Mid Rise	136.00	Dwelling Unit	0.73	92,500.00
Strip Mall	3.32	1000sqft	0.00	3,318.00

As demonstrated above, the model only includes 92,500-SF of “Apartments Mid Rise” and 3,318-SF of “Strip Mall.” As such, the model underestimates the residential and commercial land uses by 11,525-SF<sup>3</sup> and 2,510-SF,<sup>4</sup> respectively.

This underestimation presents an issue, as the land use size feature is used throughout CalEEMod to determine default variable and emission factors that go into the model’s calculations. The square footage of a land use is used for certain calculations such as determining the wall space to be painted (i.e., VOC emissions from architectural coatings) and volume that is heated or cooled (i.e., energy impacts).<sup>5</sup> As such, by underestimating the size of the proposed industrial land use, the model underestimates the

<sup>3</sup> Calculated: (104,025-SF proposed apartment) – (92,500-SF modeled apartment) = 11,525-SF underestimation.

<sup>4</sup> Calculated: (5,828-SF proposed restaurant) – (3,318-SF modeled restaurant) = 2,510-SF underestimation.

<sup>5</sup> “CalEEMod User’s Guide Version 2020.4.0.” California Air Pollution Control Officers Association (CAPCOA), May 2021, available at: <https://www.aqmd.gov/caleemod/user's-guide>, p. 28.

Project’s construction and operational emissions. As a result, the Exemption’s less-than-significant impact determination should not be relied upon.

### Unsubstantiated Reductions to Acres of Grading Value

Review of the CalEEMod output files demonstrates that the “10626 Venice Blvd” model includes a reduction to the default acres of grading value (see excerpt below) (Appendix D, pp. 11, 38).

Table Name	Column Name	Default Value	New Value
tblGrading	AcresOfGrading	16.13	1.50

As previously mentioned, the CalEEMod User’s Guide requires any changes to model defaults be justified.<sup>6</sup> According to the “User Entered Comments & Non-Default Data” table, the justification provided for these changes is:

“Assumes 11,500 cubic yards of soil export” (Appendix D, pp. 10, 37).

However, these changes remain unsupported for two reasons. First, the above-mentioned justification only pertains to the amount of material export included in the model. Second, the Exemption and associated documents fail to mention or justify the revised acres of grading values whatsoever. According to the CalEEMod User’s Guide:

“CalEEMod was also designed to allow the user to change the defaults to reflect site- or project-specific information, when available, provided that the information is supported by substantial evidence as required by CEQA.”<sup>7</sup>

As the Exemption fails to provide substantial evidence to support the revised acres of grading value, we cannot verify the change. Furthermore, according to the CalEEMod User’s Guide:

“[T]he dimensions (e.g., length and width) of the grading site have no impact on the calculation, only the total area to be graded. In order to properly grade a piece of land multiple passes with equipment may be required. The acres is based on the equipment list and days in grading or site preparation phase according to the anticipated maximum number of acres a given piece of equipment can pass over in an 8-hour workday.”<sup>8</sup>

As stated above, the default acres of grading values are calculated based on construction equipment and the length of the grading and site preparation phases. Thus, the dimensions of the Project site have no impact on the acres of grading value, and the reduction remains unsupported.

<sup>6</sup> “CalEEMod User’s Guide.” California Air Pollution Control Officers Association (CAPCOA), May 2021, available at: <https://www.aqmd.gov/caleemod/user-s-guide>, p. 1, 14.

<sup>7</sup> “CalEEMod User’s Guide.” California Air Pollution Control Officers Association (CAPCOA), May 2021, available at: <https://www.aqmd.gov/caleemod/user-s-guide>, p. 13-14.

<sup>8</sup> “Appendix A – Calculation Details for CalEEMod.” California Air Pollution Control Officers Association (CAPCOA), May 2021, available at: <http://www.aqmd.gov/caleemod/user-s-guide>, p. 9.



These unsubstantiated reductions present an issue, as CalEEMod uses the acres of grading values to estimate the dust emissions associated with grading.<sup>9</sup> By including incorrect reductions to the default acres of grading values, the model may underestimate the Project's construction-related emissions and should not be relied upon to determine Project significance.

## 2) Diesel Particulate Matter Emissions Inadequately Evaluated

The Exemption fails to mention or evaluate the Project's construction-related or operational toxic air contaminant ("TAC") emissions whatsoever. This is incorrect for three reasons.

First, by failing to prepare a quantified construction and operational HRA, the Project is inconsistent with CEQA's requirement to make "a reasonable effort to substantively connect a project's air quality impacts to likely health consequences."<sup>10</sup> This poses a problem, as according to the Exemption, construction of the Project would produce DPM emissions through the exhaust stacks of construction equipment over a duration of 24 months (p. 4). Furthermore, operation of the Project is expected to generate approximately 857 daily vehicle trips, which would produce additional exhaust emissions and continue to expose nearby, existing sensitive receptors to DPM emissions (p. 10). However, the Exemption fails to evaluate the TAC emissions associated with Project construction and operation or indicate the concentrations at which such pollutants would trigger adverse health effects. Without making a reasonable effort to connect the Project's TAC emissions to the potential health risks posed to nearby receptors, the Exemption is inconsistent with CEQA's requirement to correlate Project-generated emissions with potential adverse impacts on human health.

Second, the Office of Environmental Health Hazard Assessment ("OEHHA"), the organization responsible for providing guidance on conducting HRAs in California, released its most recent *Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments* in February 2015. This guidance document describes the types of projects that warrant the preparation of an HRA. Specifically, OEHHA recommends that all short-term projects lasting at least 2 months assess cancer risks.<sup>11</sup> Furthermore, according to OEHHA:

"Exposure from projects lasting more than 6 months should be evaluated for the duration of the project. In all cases, for assessing risk to residential receptors, the exposure should be assumed to start in the third trimester to allow for the use of the ASFs (OEHHA, 2009)."<sup>12</sup>

As the Project's anticipated construction duration exceeds the 2-month and 6-month requirements set forth by OEHHA, construction of the Project meets the threshold warranting a quantified HRA under OEHHA guidance and should be evaluated for the entire 24-month construction period. Furthermore,

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<sup>9</sup> "Appendix A – Calculation Details for CalEEMod." California Air Pollution Control Officers Association (CAPCOA), May 2021, available at: <https://www.aqmd.gov/caleemod/user's-guide>, p. 9.

<sup>10</sup> "Sierra Club v. County of Fresno." Supreme Court of California, December 2018, available at: <https://ceqaportal.org/decisions/1907/Sierra%20Club%20v.%20County%20of%20Fresno.pdf>.

<sup>11</sup> "Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/crn/2015guidancemanual.pdf>, p. 8-18.

<sup>12</sup> "Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/crn/2015guidancemanual.pdf>, p. 8-18.

OEHHA recommends that an exposure duration of 30 years should be used to estimate the individual cancer risk at the maximally exposed individual resident (“MEIR”).<sup>13</sup> While the Exemption fails to provide the expected lifetime of the proposed Project, we can reasonably assume that the Project would operate for at least 30 years, if not more. Therefore, operation of the Project also exceeds the 2-month and 6-month requirements set forth by OEHHA and should be evaluated for the entire 30-year residential exposure duration, as indicated by OEHHA guidance. These recommendations reflect the most recent state health risk policies, and as such, a full CEQA analysis should be prepared to include an analysis of health risk impacts posed to nearby sensitive receptors from Project-generated DPM emissions.

Third, by claiming a less than significant impact without conducting a quantified construction or operational HRA for nearby, existing sensitive receptors, the Exemption fails to compare the excess health risk impact to the SCAQMD’s specific numeric threshold of 10 in one million.<sup>14</sup> In accordance with the most relevant guidance, an assessment of the health risk posed to nearby, existing receptors from Project construction and operation should have been conducted.

### *3) Screening-Level Analysis Demonstrates Potentially Significant Health Risk Impact*

In order to conduct our screening-level risk assessment we relied upon AERSCREEN, which is a screening level air quality dispersion model.<sup>15</sup> As discussed above, the model replaced SCREEN3, and AERSCREEN is included in the OEHHA and the California Air Pollution Control Officers Associated (“CAPCOA”) guidance as the appropriate air dispersion model for Level 2 health risk screening assessments (“HRSAs”).<sup>16, 17</sup> A Level 2 HRSA utilizes a limited amount of site-specific information to generate maximum reasonable downwind concentrations of air contaminants to which nearby sensitive receptors may be exposed. If an unacceptable air quality hazard is determined to be possible using AERSCREEN, a more refined modeling approach should be conducted prior to approval of the Project.

We prepared a preliminary HRA of the Project’s construction and operational health risk impact to residential sensitive receptors using the annual PM<sub>10</sub> exhaust estimates from the Exemption’s CalEEMod output files.<sup>18</sup> Consistent with recommendations set forth by OEHHA, we assumed residential exposure begins during the third trimester stage of life.<sup>19</sup> The Exemption’s CalEEMod model indicates that construction activities will generate approximately 160 pounds of DPM over the 726-day construction

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<sup>13</sup> “Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>, p. 2-4.

<sup>14</sup> “South Coast AQMD Air Quality Significance Thresholds.” SCAQMD, April 2019, available at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>.

<sup>15</sup> “AERSCREEN Released as the EPA Recommended Screening Model,” U.S. EPA, April 2011, available at: [http://www.epa.gov/ttn/scram/guidance/clarification/20110411\\_AERSCREEN\\_Release\\_Memo.pdf](http://www.epa.gov/ttn/scram/guidance/clarification/20110411_AERSCREEN_Release_Memo.pdf)

<sup>16</sup> “Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>.

<sup>17</sup> “Health Risk Assessments for Proposed Land Use Projects.” CAPCOA, July 2009, available at: [http://www.capcoa.org/wp-content/uploads/2012/03/CAPCOA\\_HRA\\_LU\\_Guidelines\\_8-6-09.pdf](http://www.capcoa.org/wp-content/uploads/2012/03/CAPCOA_HRA_LU_Guidelines_8-6-09.pdf).

<sup>18</sup> As the Exemption did not provide their annual output files, we prepared an exact replica of the Exemption’s CalEEMod, provided as Attachment A.

<sup>19</sup> “Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>, p. 8-18.

period.<sup>20</sup> The AERSCREEN model relies on a continuous average emission rate to simulate maximum downward concentrations from point, area, and volume emission sources. To account for the variability in equipment usage and truck trips over Project construction, we calculated an average DPM emission rate by the following equation:

$$\text{Emission Rate } \left( \frac{\text{grams}}{\text{second}} \right) = \frac{159.5 \text{ lbs}}{726 \text{ days}} \times \frac{453.6 \text{ grams}}{\text{lbs}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ hour}}{3,600 \text{ seconds}} = \mathbf{0.00115 \text{ g/s}}$$

Using this equation, we estimated a construction emission rate of 0.00115 grams per second (“g/s”). Subtracting the 760-day construction period from the total residential duration of 30 years, we assumed that after Project construction, the sensitive receptor would be exposed to the Project’s operational DPM for an additional 28.01 years. The Exemption’s operational CalEEMod emissions indicate that operational activities will generate approximately 39 pounds of DPM per year throughout operation. Applying the same equation used to estimate the construction DPM rate, we estimated the following emission rate for Project operation:

$$\text{Emission Rate } \left( \frac{\text{grams}}{\text{second}} \right) = \frac{38.6 \text{ lbs}}{365 \text{ days}} \times \frac{453.6 \text{ grams}}{\text{lbs}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ hour}}{3,600 \text{ seconds}} = \mathbf{0.000555 \text{ g/s}}$$

Using this equation, we estimated an operational emission rate of 0.000555 g/s. Construction and operation were simulated as a 0.67-acre rectangular area source in AERSCREEN, with approximate dimensions of 74- by 37-meters. A release height of three meters was selected to represent the height of stacks of operational equipment and other heavy-duty vehicles, and an initial vertical dimension of one and a half meters was used to simulate instantaneous plume dispersion upon release. An urban meteorological setting was selected with model-default inputs for wind speed and direction distribution. The population of Los Angeles was obtained from U.S. 2021 Census data.<sup>21</sup>

The AERSCREEN model generates maximum reasonable estimates of single-hour DPM concentrations from the Project Site. The U.S. EPA suggests that the annualized average concentration of an air pollutant be estimated by multiplying the single-hour concentration by 10% in screening procedures.<sup>22</sup> According to the Exemption, the nearest sensitive receptors are located south, adjacent to the Project site (p. 16). However, review of the AERSCREEN output files demonstrates that the MEIR is located approximately 25 meters from the Project site. Thus, the single-hour concentration estimated by AERSCREEN for Project construction is approximately 6.566 µg/m<sup>3</sup> DPM at approximately 25 meters downwind. Multiplying this single-hour concentration by 10%, we get an annualized average concentration of 0.6566 µg/m<sup>3</sup> for Project construction at the nearest sensitive receptor. For Project operation, the single-hour concentration estimated by AERSCREEN is 3.161 µg/m<sup>3</sup> DPM at approximately 25 meters downwind.

<sup>20</sup> See Attachment B for health risk calculations.

<sup>21</sup> “Los Angeles.” U.S. Census Bureau, 2021, available at: <https://datacommons.org/place/geoid/0644000>.

<sup>22</sup> “Screening Procedures for Estimating the Air Quality Impact of Stationary Sources Revised.” U.S. EPA, October 1992, available at: [http://www.epa.gov/ttn/scram/guidance/guide/EPA-454R-92-019\\_OCR.pdf](http://www.epa.gov/ttn/scram/guidance/guide/EPA-454R-92-019_OCR.pdf).

Multiplying this single-hour concentration by 10%, we get an annualized average concentration of 0.3161  $\mu\text{g}/\text{m}^3$  for Project operation at the nearest sensitive receptor.<sup>23</sup>

We calculated the excess cancer risk to the nearest sensitive receptor using applicable HRA methodologies prescribed by OEHHA, as recommended by SCAQMD.<sup>24</sup> Specifically, guidance from OEHHA and the California Air Resources Board (“CARB”) recommends the use of a standard point estimate approach, including high-point estimate (i.e. 95<sup>th</sup> percentile) breathing rates and age sensitivity factors (“ASF”) in order to account for the increased sensitivity to carcinogens during early-in-life exposure and accurately assess risk for susceptible subpopulations such as children. The residential exposure parameters, such as the daily breathing rates (“BR/BW”), exposure duration (“ED”), age sensitivity factors (“ASF”), fraction of time at home (“FAH”), and exposure frequency (“EF”) utilized for the various age groups in our screening-level HRA are as follows:

Exposure Assumptions for Residential Individual Cancer Risk						
Age Group	Breathing Rate (L/kg-day) <sup>25</sup>	Age Sensitivity Factor <sup>26</sup>	Exposure Duration (years)	Fraction of Time at Home <sup>27</sup>	Exposure Frequency (days/year) <sup>28</sup>	Exposure Time (hours/day)
3rd Trimester	361	10	0.25	1	350	24
Infant (0 - 2)	1090	10	2	1	350	24
Child (2 - 16)	572	3	14	1	350	24
Adult (16 - 30)	261	1	14	0.73	350	24

For the inhalation pathway, the procedure requires the incorporation of several discrete variates to effectively quantify dose for each age group. Once determined, contaminant dose is multiplied by the cancer potency factor (“CPF”) in units of inverse dose expressed in milligrams per kilogram per day

<sup>23</sup> See Attachment B for AERSCREEN output files.

<sup>24</sup> “AB 2588 and Rule 1402 Supplemental Guidelines.” SCAQMD, October 2020, available at: <http://www.aqmd.gov/docs/default-source/planning/risk-assessment/ab-2588-supplemental-guidelines.pdf?sfvrsn=19>, p. 2.

<sup>25</sup> “Supplemental Guidelines for Preparing Risk Assessments for the Air Toxics ‘Hot Spots’ Information and Assessment Act.” SCAQMD, October 2020, available at: <http://www.aqmd.gov/docs/default-source/planning/risk-assessment/ab-2588-supplemental-guidelines.pdf?sfvrsn=19>, p. 19; see also “Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>.

<sup>26</sup> “Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>, p. 8-5 Table 8.3.

<sup>27</sup> “Risk Assessment Procedures.” SCAQMD, August 2017, available at: [http://www.aqmd.gov/docs/default-source/rule-book/Proposed-Rules/1401/riskassessmentprocedures\\_2017\\_080717.pdf](http://www.aqmd.gov/docs/default-source/rule-book/Proposed-Rules/1401/riskassessmentprocedures_2017_080717.pdf), p. 7.

<sup>28</sup> “Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>, p. 5-24.

(mg/kg/day<sup>-1</sup>) to derive the cancer risk estimate. Therefore, to assess exposures, we utilized the following dose algorithm:

$$Dose_{AIR,per\ age\ group} = C_{air} \times EF \times \left[ \frac{BR}{BW} \right] \times A \times CF$$

where:

- Dose<sub>AIR</sub> = dose by inhalation (mg/kg/day), per age group
- C<sub>air</sub> = concentration of contaminant in air (µg/m<sup>3</sup>)
- EF = exposure frequency (number of days/365 days)
- BR/BW = daily breathing rate normalized to body weight (L/kg/day)
- A = inhalation absorption factor (default = 1)
- CF = conversion factor (1x10<sup>-6</sup>, µg to mg, L to m<sup>3</sup>)

To calculate the overall cancer risk, we used the following equation for each appropriate age group:

$$Cancer\ Risk_{AIR} = Dose_{AIR} \times CPF \times ASF \times FAH \times \frac{ED}{AT}$$

where:

- Dose<sub>AIR</sub> = dose by inhalation (mg/kg/day), per age group
- CPF = cancer potency factor, chemical-specific (mg/kg/day)<sup>-1</sup>
- ASF = age sensitivity factor, per age group
- FAH = fraction of time at home, per age group (for residential receptors only)
- ED = exposure duration (years)
- AT = averaging time period over which exposure duration is averaged (always 70 years)

Consistent with the 726-day construction schedule, the annualized average concentration for construction was used for the entire third trimester of pregnancy (0.25 years), and the first 1.74 years of the infantile (0 – 2) stage of life. The annualized average concentration for operation was used for the remainder of the 30-year exposure period, which makes up the latter 0.26 years of the infantile stage of life, the entire child stage of life (2 – 16), as well the entire adult (16 – 30 years) stage of life. The results of our calculations are shown in the table below.



The Maximally Exposed Individual at an Existing Residential Receptor				
Age Group	Emissions Source	Duration (years)	Concentration (ug/m3)	Cancer Risk
3rd Trimester	Construction	0.25	0.6566	8.93E-06
	<i>Construction</i>	<i>1.74</i>	<i>0.6566</i>	<i>1.88E-04</i>
	<i>Operation</i>	<i>0.26</i>	<i>0.3161</i>	<i>1.35E-05</i>
Infant (0 - 2)	Total	2		2.01E-04
Child (2 - 16)	Operation	14	0.3161	1.14E-04
Adult (16 - 30)	Operation	14	0.3161	1.27E-05
<b>Lifetime</b>		<b>30</b>		<b>3.37E-04</b>

As demonstrated in the table above, the excess cancer risks for the 3<sup>rd</sup> trimester of pregnancy, infants, children, and adults at the MEIR located approximately 25 meters away, over the course of Project construction and operation, are approximately 8.93, 201, 114, and 12.7 in one million, respectively. The excess cancer risk over the course of a residential lifetime (30 years) is approximately 337 in one million. The infant, child, adult, and lifetime cancer risks exceed the SCAQMD threshold of 10 in one million, resulting in a potentially significant impact not previously addressed or identified by the Exemption.

Our analysis represents a screening-level HRA, which is known to be conservative and tends to err on the side of health protection. The purpose of the screening-level HRA is to demonstrate the potential link between Project-generated emissions and adverse health risk impacts. According to the U.S. EPA:

“EPA’s Exposure Assessment Guidelines recommend completing exposure assessments iteratively using a tiered approach to ‘strike a balance between the costs of adding detail and refinement to an assessment and the benefits associated with that additional refinement’ (U.S. EPA, 1992).

In other words, an assessment using basic tools (e.g., simple exposure calculations, default values, rules of thumb, conservative assumptions) can be conducted as the first phase (or tier) of the overall assessment (i.e., a screening-level assessment).

The exposure assessor or risk manager can then determine whether the results of the screening-level assessment warrant further evaluation through refinements of the input data and exposure assumptions or by using more advanced models.”

As demonstrated above, screening-level analyses warrant further evaluation in a refined modeling approach. Our screening-level HRA demonstrates that since construction and operation of the Project could result in a potentially significant health risk impact, a full CEQA analysis should be prepared to include a refined health risk analysis which adequately and accurately evaluates health risk impacts associated with both Project construction and operation. If the refined analysis similarly concludes that the Project would result in a significant health risk impact, then mitigation measures should be incorporated, as described below in the “Feasible Mitigation Measures Available to Reduce Emissions” section.

## Greenhouse Gas

### Failure to Adequately Evaluate Greenhouse Gas Impacts

As previously discussed, the Exemption fails to demonstrate that the Project would result in a less-than-significant air quality impact. The Exemption’s claim that the Project is exempt pursuant to CEQA Guidelines § 15332 should not be relied upon. As a result, a full CEQA analysis may need to be prepared to accurately evaluate the Project’s environmental impacts, including the Project’s potential greenhouse gas (“GHG”) emissions.

In an effort to determine the significance of the Project’s GHG impacts, we recommend comparing the Project’s GHG emissions estimates to the SCAQMD 2035 efficiency target of 3.0 metric tons of carbon dioxide equivalents per service population per year (“MT CO<sub>2</sub>e/SP/year”), which was calculated by applying a 40% reduction to the 2020 targets.<sup>29</sup> When applying this threshold, the Project’s air model indicates a potentially significant GHG impact.

SWAPE’s annual CalEEMod output file, which is an exact replica of the Exemption’s model, disclose the Project’s mitigated GHG emissions, which include approximately 504 MT CO<sub>2</sub>e/year of total construction emissions (sum of 2022 and 2023) and approximately 1,359 MT CO<sub>2</sub>e/year of net annual operational emissions (sum of area-, energy-, mobile-, waste, and water-related emissions).<sup>30</sup> When amortizing the Project’s construction-related GHG emissions over a period of 30 years and summing them with the Project’s operational GHG emissions, we estimate net annual GHG emissions of approximately 1,375 MT CO<sub>2</sub>e/year. Furthermore, according to CAPCOA’s *CEQA & Climate Change* report, a service population (“SP”) is defined as “the sum of the number of residents and the number of jobs supported by the project.”<sup>31</sup> The CalEEMod output files indicate that the Project would include 389 residents. Furthermore, according to the *Employment Density Study Summary Report* completed by the Southern California Association of Governments (“SCAG”), the Project’s retail land use would support

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<sup>29</sup> “Minutes for the GHG CEQA Significance Threshold Stakeholder Working Group #15.” SCAQMD, September 2010, available at: [http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-15/ghg-meeting-15-minutes.pdf](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-15/ghg-meeting-15-minutes.pdf), p. 2.

<sup>30</sup> See Attachment A for CalEEMod output files.

<sup>31</sup> CAPCOA (Jan. 2008) *CEQA & Climate Change*, p. 71-72, <http://www.capcoa.org/wp-content/uploads/2012/03/CAPCOA-White-Paper.pdf>.

approximately 8 employees.<sup>32, 33</sup> Thus, we estimate an SP of 397 people. When dividing the Project’s total GHG emissions by an SP value of 397 people, we find that the Project would emit approximately 3.5 MT CO<sub>2</sub>e/SP/year (see table below).<sup>34</sup>

<b>SWAPE Annual Greenhouse Gas Emissions</b>	
<b>Project Phase</b>	<b>Proposed Project</b>
<i>Total Construction</i>	504.12
Construction (amortized over 30 years)	16.80
<i>Area</i>	2.35
<i>Energy</i>	366.57
<i>Mobile</i>	887.14
<i>Waste</i>	33.22
<i>Water</i>	69.79
Annual Operational	1,359.06
<b>Total Net Annual GHG Emissions (MT CO<sub>2</sub>e/year)</b>	<b>1,375.87</b>
Service Population	397
<b>Service Population Efficiency (MT CO<sub>2</sub>e/SP/year)</b>	<b>3.5</b>
<b>SCAQMD 2035 Target</b>	<b>3.0</b>
<i>Exceeds?</i>	<b>Yes</b>

As demonstrated above, the Project’s service population efficiency value, as estimated by the SWAPE’s net annual GHG emissions and SP, exceeds the SCAQMD 2035 efficiency target of 3.0 MT CO<sub>2</sub>e/SP/year, resulting in a potentially significant impact. A GHG analysis should be prepared in a full CEQA analysis and additional mitigation should be incorporated accordingly, per CEQA Guidelines.

## Mitigation

### Feasible Mitigation Measures Available to Reduce Emissions

Our analysis demonstrates that the Project may result in potentially significant health risk and GHG impacts that may need to be mitigated further in a full CEQA analysis. In an effort to reduce the Project’s emissions, we recommend the consideration of the following measures from SCAG’s 2020 RTP/SCS

<sup>32</sup> Calculated: (5,828-SF strip-mall) / (730-SF per one employee other retail in Los Angeles County) = 7.98 employees.

<sup>33</sup> “Employment Density Study Summary Report.” Southern California Association of Governments (SCAG), October 2001, available at: <https://docplayer.net/30300085-Employment-density-study-summary-report-october-31-prepared-for-southern-california-association-of-governments.html>, p. 4.

<sup>34</sup> Calculated: (1,174.97 MT CO<sub>2</sub>e/year) / (304 service population) = (3.9 MT CO<sub>2</sub>e/SP/year).

PEIR’s Air Quality Project Level Mitigation Measures (“PMM-AQ-1”) and Greenhouse Gas Project Level Mitigation Measures (“PMM-GHG-1”), as described below:<sup>35</sup>

<b>SCAG RTP/SCS 2020-2045</b>
<b>Air Quality Project Level Mitigation Measures – PMM-AQ-1:</b>
In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i> , a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to violating air quality standards. Such measures may include the following or other comparable measures identified by the Lead Agency:
a) Minimize land disturbance.
b) Suspend grading and earth moving when wind gusts exceed 25 miles per hour unless the soil is wet enough to prevent dust plumes.
c) Cover trucks when hauling dirt.
d) Stabilize the surface of dirt piles if not removed immediately.
e) Limit vehicular paths on unpaved surfaces and stabilize any temporary roads.
f) Minimize unnecessary vehicular and machinery activities.
g) Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway.
h) Revegetate disturbed land, including vehicular paths created during construction to avoid future off-road vehicular activities.
j) Require contractors to assemble a comprehensive inventory list (i.e., make, model, engine year, horsepower, emission rates) of all heavy-duty off-road (portable and mobile) equipment (50 horsepower and greater) that could be used an aggregate of 40 or more hours for the construction project. Prepare a plan for approval by the applicable air district demonstrating achievement of the applicable percent reduction for a CARB-approved fleet.
k) Ensure that all construction equipment is properly tuned and maintained.
l) Minimize idling time to 5 minutes—saves fuel and reduces emissions.
m) Provide an operational water truck on-site at all times. Use watering trucks to minimize dust; watering should be sufficient to confine dust plumes to the project work areas. Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway.
n) Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.
o) Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites.

<sup>35</sup> “4.0 Mitigation Measures.” Connect SoCal Program Environmental Impact Report Addendum #1, September 2020, available at: [https://scag.ca.gov/sites/main/files/file\\_attachments/fpeir\\_connectsocial\\_addendum\\_4\\_mitigationmeasures.pdf?1606004420](https://scag.ca.gov/sites/main/files/file_attachments/fpeir_connectsocial_addendum_4_mitigationmeasures.pdf?1606004420), p. 4.0-2 – 4.0-10; 4.0-19 – 4.0-23; See also: “Certified Final Connect SoCal Program Environmental Impact Report.” Southern California Association of Governments (SCAG), May 2020, available at: <https://scag.ca.gov/peir>.

p) As appropriate require that portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, obtain CARB Portable Equipment Registration with the state or a local district permit. Arrange appropriate consultations with the CARB or the District to determine registration and permitting requirements prior to equipment operation at the site.
q) Require projects within 500 feet of residences, hospitals, or schools to use Tier 4 equipment for all engines above 50 horsepower (hp) unless the individual project can demonstrate that Tier 4 engines would not be required to mitigate emissions below significance thresholds.
r) Projects located within the South Coast Air Basin should consider applying for South Coast AQMD "SOON" funds which provides funds to applicable fleets for the purchase of commercially available low-emission heavy-duty engines to achieve near-term reduction of NOx emissions from in-use off-road diesel vehicles.
s) Projects located within AB 617 communities should review the applicable Community Emissions Reduction Plan (CERP) for additional mitigation that can be applied to individual projects.
t) Where applicable, projects should provide information about air quality related programs to schools, including the Environmental Justice Community Partnerships (EJCP), Clean Air Ranger Education (CARE), and Why Air Quality Matters programs.
u) Projects should work with local cities and counties to install adequate signage that prohibits truck idling in certain locations (e.g., near schools and sensitive receptors).
y) Projects that will introduce sensitive receptors within 500 feet of freeways and other sources should consider installing high efficiency of enhanced filtration units, such as Minimum Efficiency Reporting Value (MERV) 13 or better. Installation of enhanced filtration units can be verified during occupancy inspection prior to the issuance of an occupancy permit.
z) Develop an ongoing monitoring, inspection, and maintenance program for the MERV filters.
aa) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities.
bb) The following criteria related to diesel emissions shall be implemented on by individual project sponsors as appropriate and feasible: <ul style="list-style-type: none"> <li>- Diesel nonroad vehicles on site for more than 10 total days shall have either (1) engines that meet EPA on road emissions standards or (2) emission control technology verified by EPA or CARB to reduce PM emissions by a minimum of 85%</li> <li>- Diesel generators on site for more than 10 total days shall be equipped with emission control technology verified by EPA or CARB to reduce PM emissions by a minimum of 85%.</li> <li>- Nonroad diesel engines on site shall be Tier 2 or higher.</li> <li>- Diesel nonroad construction equipment on site for more than 10 total days shall have either (1) engines meeting EPA Tier 4 nonroad emissions standards or (2) emission control technology verified by EPA or CARB for use with nonroad engines to reduce PM emissions by a minimum of 85% for engines for 50 hp and greater and by a minimum of 20% for engines less than 50 hp.</li> <li>- Emission control technology shall be operated, maintained, and serviced as recommended by the emission control technology manufacturer.</li> <li>- Diesel vehicles, construction equipment, and generators on site shall be fueled with ultra-low sulfur diesel fuel (ULSD) or a biodiesel blend approved by the original engine manufacturer with sulfur content of 15 ppm or less.</li> <li>- The construction contractor shall maintain a list of all diesel vehicles, construction equipment, and generators to be used on site. The list shall include the following: <ul style="list-style-type: none"> <li>i. Contractor and subcontractor name and address, plus contact person responsible for the vehicles or equipment.</li> </ul> </li> </ul>



- ii. Equipment type, equipment manufacturer, equipment serial number, engine manufacturer, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation.
- iii. For the emission control technology installed: technology type, serial number, make, model, manufacturer, EPA/CARB verification number/level, and installation date and hour-meter reading on installation date.
- The contractor shall establish generator sites and truck-staging zones for vehicles waiting to load or unload material on site. Such zones shall be located where diesel emissions have the least impact on abutters, the general public, and especially sensitive receptors such as hospitals, schools, daycare facilities, elderly housing, and convalescent facilities.
- The contractor shall maintain a monthly report that, for each on road diesel vehicle, nonroad construction equipment, or generator onsite, includes:
  - i. Hour-meter readings on arrival on-site, the first and last day of every month, and on off-site date.
  - ii. Any problems with the equipment or emission controls.
  - iii. Certified copies of fuel deliveries for the time period that identify:
    - 1. Source of supply
    - 2. Quantity of fuel
    - 3. Quantity of fuel, including sulfur content (percent by weight)

cc) Project should exceed Title-24 Building Envelope Energy Efficiency Standards (California Building Standards Code). The following measures can be used to increase energy efficiency:

- Provide pedestrian network improvements, such as interconnected street network, narrower roadways and shorter block lengths, sidewalks, accessibility to transit and transit shelters, traffic calming measures, parks and public spaces, minimize pedestrian barriers.
- Provide traffic calming measures, such as:
  - i. Marked crosswalks
  - ii. Count-down signal timers
  - iii. Curb extensions
  - iv. Speed tables
  - v. Raised crosswalks
  - vi. Raised intersections
  - vii. Median islands
  - viii. Tight corner radii
  - ix. Roundabouts or mini-circles
  - x. On-street parking
  - x. Chicanes/chokers
- Create urban non-motorized zones
- Provide bike parking in non-residential and multi-unit residential projects
- Dedicate land for bike trails
- Limit parking supply through:
  - i. Elimination (or reduction) of minimum parking requirements
  - ii. Creation of maximum parking requirements
  - iii. Provision of shared parking
- Require residential area parking permit.
- Provide ride-sharing programs
  - i. Designate a certain percentage of parking spacing for ride sharing vehicles

- ii. Designating adequate passenger loading and unloading and waiting areas for ride-sharing vehicles
- iii. Providing a web site or messaging board for coordinating rides
- iv. Permanent transportation management association membership and finding requirement.

**Greenhouse Gas Project Level Mitigation Measures – PMM-GHG-1**

In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to violating air quality standards. Such measures may include the following or other comparable measures identified by the Lead Agency:

b) Reduce emissions resulting from projects through implementation of project features, project design, or other measures, such as those described in Appendix F of the State CEQA Guidelines.

c) Include off-site measures to mitigate a project’s emissions.

d) Measures that consider incorporation of Best Available Control Technology (BACT) during design, construction and operation of projects to minimize GHG emissions, including but not limited to:

- i. Use energy and fuel-efficient vehicles and equipment;
- ii. Deployment of zero- and/or near zero emission technologies;
- iii. Use lighting systems that are energy efficient, such as LED technology;
- iv. Use the minimum feasible amount of GHG-emitting construction materials;
- v. Use cement blended with the maximum feasible amount of flash or other materials that reduce GHG emissions from cement production;
- vi. Incorporate design measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse;
- vii. Incorporate design measures to reduce energy consumption and increase use of renewable energy;
- viii. Incorporate design measures to reduce water consumption;
- ix. Use lighter-colored pavement where feasible;
- x. Recycle construction debris to maximum extent feasible;
- xi. Plant shade trees in or near construction projects where feasible; and
- xii. Solicit bids that include concepts listed above.

e) Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following:

- i. Promote transit-active transportation coordinated strategies;
- ii. Increase bicycle carrying capacity on transit and rail vehicles;
- iii. Improve or increase access to transit;
- iv. Increase access to common goods and services, such as groceries, schools, and day care;
- v. Incorporate affordable housing into the project;
- vi. Incorporate the neighborhood electric vehicle network;
- vii. Orient the project toward transit, bicycle and pedestrian facilities;
- viii. Improve pedestrian or bicycle networks, or transit service;
- ix. Provide traffic calming measures;
- x. Provide bicycle parking;
- xi. Limit or eliminate park supply;
- xii. Unbundle parking costs;

<ul style="list-style-type: none"> <li>xiii. Provide parking cash-out programs;</li> <li>xiv. Implement or provide access to commute reduction program;</li> </ul>
f) Incorporate bicycle and pedestrian facilities into project designs, maintaining these facilities, and providing amenities incentivizing their use; and planning for and building local bicycle projects that connect with the regional network;
g) Improving transit access to rail and bus routes by incentives for construction and transit facilities within developments, and/or providing dedicated shuttle service to transit stations; and
h) Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs including but not limited to measures that: <ul style="list-style-type: none"> <li>i. Provide car-sharing, bike sharing, and ride-sharing programs;</li> <li>ii. Provide transit passes;</li> <li>iii. Shift single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services;</li> <li>iv. Provide incentives or subsidies that increase that use of modes other than single-occupancy vehicle;</li> <li>v. Provide on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms;</li> <li>vi. Provide employee transportation coordinators at employment sites;</li> <li>vii. Provide a guaranteed ride home service to users of non-auto modes.</li> </ul>
i) Designate a percentage of parking spaces for ride-sharing vehicles or high-occupancy vehicles, and provide adequate passenger loading and unloading for those vehicles;
j) Land use siting and design measures that reduce GHG emissions, including: <ul style="list-style-type: none"> <li>i. Developing on infill and brownfields sites;</li> <li>ii. Building compact and mixed-use developments near transit;</li> <li>iii. Retaining on-site mature trees and vegetation, and planting new canopy trees;</li> <li>iv. Measures that increase vehicle efficiency, encourage use of zero and low emissions vehicles, or reduce the carbon content of fuels, including constructing or encouraging construction of electric vehicle charging stations or neighborhood electric vehicle networks, or charging for electric bicycles; and</li> <li>v. Measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse.</li> </ul>
k) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities. The measures provided above are also intended to be applied in low income and minority communities as applicable and feasible.
l) Require at least five percent of all vehicle parking spaces include electric vehicle charging stations, or at a minimum, require the appropriate infrastructure to facilitate sufficient electric charging for passenger vehicles and trucks to plug-in.
m) Encourage telecommuting and alternative work schedules, such as: <ul style="list-style-type: none"> <li>i. Staggered starting times</li> <li>ii. Flexible schedules</li> <li>iii. Compressed work weeks</li> </ul>
n) Implement commute trip reduction marketing, such as: <ul style="list-style-type: none"> <li>i. New employee orientation of trip reduction and alternative mode options</li> <li>ii. Event promotions</li> </ul>

iii.	Publications
o) Implement preferential parking permit program	
p) Implement school pool and bus programs	
q) Price workplace parking, such as:	
i.	Explicitly charging for parking for its employees;
ii.	Implementing above market rate pricing;
iii.	Validating parking only for invited guests;
iv.	Not providing employee parking and transportation allowances; and
v.	Educating employees about available alternatives.

These measures offer a cost-effective, feasible way to incorporate lower-emitting design features into the proposed Project and, subsequently, reduce emissions released during Project construction and operation.

As it is policy of the State that eligible renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045, we emphasize the applicability of incorporating solar power system into the Project design. Until the feasibility of incorporating on-site renewable energy production is considered, the Project should not be approved.

A full CEQA analysis should be prepared to include all feasible mitigation measures, as well as include updated health risk and GHG analyses to ensure that the necessary mitigation measures are implemented to reduce emissions to below thresholds. The full CEQA analysis should also demonstrate a commitment to the implementation of these measures prior to Project approval, to ensure that the Project's significant emissions are reduced to the maximum extent possible.

## Disclaimer

SWAPE has received limited discovery regarding this project. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,



Matt Hagemann, P.G., C.Hg.

A handwritten signature in blue ink that reads "Paul Rosenfeld". The signature is written in a cursive, flowing style.

Paul E. Rosenfeld, Ph.D.

Attachment A: SWAPE CalEEMod Output Files

Attachment B: Health Risk Calculations

Attachment C: AERSCREEN Output Files

Attachment D: Matt Hagemann CV

Attachment E: Paul Rosenfeld CV



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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**10626 Venice Blvd (Exact Replica of Exemption's Model)**

Los Angeles-South Coast County, Annual

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	71.74	1000sqft	0.00	71,740.00	0
Apartments Mid Rise	136.00	Dwelling Unit	0.73	92,500.00	389
Strip Mall	3.32	1000sqft	0.00	3,318.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	33
<b>Climate Zone</b>	11			<b>Operational Year</b>	2024
<b>Utility Company</b>	Los Angeles Department of Water & Power				
<b>CO2 Intensity (lb/MWhr)</b>	691.98	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Consistent with the Exemption's model.

Land Use - Consistent with the Exemption's model.

Construction Phase - Consistent with the Exemption's model.

Off-road Equipment - Consistent with the Exemption's model.

Off-road Equipment -

Grading - Consistent with the Exemption's model.

Off-road Equipment - Consistent with the Exemption's model.

Demolition - Consistent with the Exemption's model.

Woodstoves - Consistent with the Exemption's model.

Construction Off-road Equipment Mitigation - Consistent with the Exemption's model.

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Area Mitigation - Consistent with the Exemption's model.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	43.00
tblConstructionPhase	NumDays	100.00	239.00
tblConstructionPhase	NumDays	10.00	64.00
tblConstructionPhase	NumDays	2.00	43.00
tblConstructionPhase	NumDays	5.00	131.00
tblConstructionPhase	PhaseEndDate	6/22/2022	12/29/2023
tblConstructionPhase	PhaseEndDate	6/8/2022	10/31/2023
tblConstructionPhase	PhaseEndDate	1/14/2022	3/31/2022
tblConstructionPhase	PhaseEndDate	1/19/2022	5/31/2022
tblConstructionPhase	PhaseEndDate	6/15/2022	11/30/2022
tblConstructionPhase	PhaseStartDate	6/16/2022	11/1/2023
tblConstructionPhase	PhaseStartDate	1/20/2022	12/1/2022
tblConstructionPhase	PhaseStartDate	1/18/2022	4/1/2022
tblConstructionPhase	PhaseStartDate	6/9/2022	6/1/2022
tblFireplaces	NumberGas	115.60	0.00
tblFireplaces	NumberNoFireplace	13.60	136.00
tblFireplaces	NumberWood	6.80	0.00
tblGrading	AcresOfGrading	16.13	1.50
tblGrading	MaterialExported	0.00	11,500.00
tblLandUse	LandUseSquareFeet	136,000.00	92,500.00
tblLandUse	LotAcreage	1.65	0.00
tblLandUse	LotAcreage	3.58	0.73
tblLandUse	LotAcreage	0.08	0.00
tblOffRoadEquipment	HorsePower	158.00	187.00
tblOffRoadEquipment	LoadFactor	0.38	0.41
tblOffRoadEquipment	LoadFactor	0.37	0.37

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tblOffRoadEquipment	OffRoadEquipmentType	Graders	Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Welders
tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblWoodstoves	NumberCatalytic	6.80	0.00
tblWoodstoves	NumberNoncatalytic	6.80	0.00

**2.0 Emissions Summary**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	0.1110	0.9909	1.0044	2.2800e-003	0.1541	0.0424	0.1965	0.0677	0.0399	0.1076	0.0000	201.8765	201.8765	0.0341	8.9400e-003	205.3928
2023	0.4370	0.8792	1.3491	3.2300e-003	0.1780	0.0378	0.2158	0.0477	0.0349	0.0826	0.0000	294.4399	294.4399	0.0407	0.0110	298.7253
<b>Maximum</b>	<b>0.4370</b>	<b>0.9909</b>	<b>1.3491</b>	<b>3.2300e-003</b>	<b>0.1780</b>	<b>0.0424</b>	<b>0.2158</b>	<b>0.0677</b>	<b>0.0399</b>	<b>0.1076</b>	<b>0.0000</b>	<b>294.4399</b>	<b>294.4399</b>	<b>0.0407</b>	<b>0.0110</b>	<b>298.7253</b>

**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	0.1110	0.9909	1.0044	2.2800e-003	0.1541	0.0424	0.1965	0.0677	0.0399	0.1076	0.0000	201.8764	201.8764	0.0341	8.9400e-003	205.3927
2023	0.4370	0.8792	1.3491	3.2300e-003	0.1780	0.0378	0.2158	0.0477	0.0349	0.0826	0.0000	294.4398	294.4398	0.0407	0.0110	298.7252
<b>Maximum</b>	<b>0.4370</b>	<b>0.9909</b>	<b>1.3491</b>	<b>3.2300e-003</b>	<b>0.1780</b>	<b>0.0424</b>	<b>0.2158</b>	<b>0.0677</b>	<b>0.0399</b>	<b>0.1076</b>	<b>0.0000</b>	<b>294.4398</b>	<b>294.4398</b>	<b>0.0407</b>	<b>0.0110</b>	<b>298.7252</b>

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-2-2022	4-1-2022	0.2400	0.2400
2	4-2-2022	7-1-2022	0.4152	0.4152
3	7-2-2022	10-1-2022	0.2012	0.2012
4	10-2-2022	1-1-2023	0.2451	0.2451
5	1-2-2023	4-1-2023	0.2869	0.2869
6	4-2-2023	7-1-2023	0.2866	0.2866
7	7-2-2023	9-30-2023	0.2866	0.2866
		Highest	0.4152	0.4152



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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	0.4246	0.0162	1.4029	7.0000e-005		7.7700e-003	7.7700e-003		7.7700e-003	7.7700e-003	0.0000	2.2929	2.2929	2.2000e-003	0.0000	2.3479
Energy	6.6400e-003	0.0567	0.0243	3.6000e-004		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	365.3087	365.3087	0.0156	2.9400e-003	366.5723
Mobile	0.4271	0.4823	4.3642	9.4500e-003	0.9992	6.9400e-003	1.0061	0.2666	6.4500e-003	0.2730	0.0000	874.1694	874.1694	0.0610	0.0384	887.1383
Waste						0.0000	0.0000		0.0000	0.0000	13.4076	0.0000	13.4076	0.7924	0.0000	33.2167
Water						0.0000	0.0000		0.0000	0.0000	2.8892	57.2255	60.1147	0.2995	7.3400e-003	69.7882
<b>Total</b>	<b>0.8583</b>	<b>0.5552</b>	<b>5.7914</b>	<b>9.8800e-003</b>	<b>0.9992</b>	<b>0.0193</b>	<b>1.0185</b>	<b>0.2666</b>	<b>0.0188</b>	<b>0.2854</b>	<b>16.2967</b>	<b>1,298.9964</b>	<b>1,315.2931</b>	<b>1.1706</b>	<b>0.0487</b>	<b>1,359.0634</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	0.4246	0.0162	1.4029	7.0000e-005		7.7700e-003	7.7700e-003		7.7700e-003	7.7700e-003	0.0000	2.2929	2.2929	2.2000e-003	0.0000	2.3479
Energy	6.6400e-003	0.0567	0.0243	3.6000e-004		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	365.3087	365.3087	0.0156	2.9400e-003	366.5723
Mobile	0.4271	0.4823	4.3642	9.4500e-003	0.9992	6.9400e-003	1.0061	0.2666	6.4500e-003	0.2730	0.0000	874.1694	874.1694	0.0610	0.0384	887.1383
Waste						0.0000	0.0000		0.0000	0.0000	13.4076	0.0000	13.4076	0.7924	0.0000	33.2167
Water						0.0000	0.0000		0.0000	0.0000	2.8892	57.2255	60.1147	0.2995	7.3400e-003	69.7882
<b>Total</b>	<b>0.8583</b>	<b>0.5552</b>	<b>5.7914</b>	<b>9.8800e-003</b>	<b>0.9992</b>	<b>0.0193</b>	<b>1.0185</b>	<b>0.2666</b>	<b>0.0188</b>	<b>0.2854</b>	<b>16.2967</b>	<b>1,298.9964</b>	<b>1,315.2931</b>	<b>1.1706</b>	<b>0.0487</b>	<b>1,359.0634</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**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	1/2/2022	3/31/2022	5	64	
2	Grading	Grading	4/1/2022	5/31/2022	5	43	
3	Building Construction	Building Construction	12/1/2022	10/31/2023	5	239	

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4	Parking Garage	Paving	6/1/2022	11/30/2022	5	131
5	Architectural Coating	Architectural Coating	11/1/2023	12/29/2023	5	43

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 1.5**

**Acres of Paving: 0**

**Residential Indoor: 187,313; Residential Outdoor: 62,438; Non-Residential Indoor: 4,977; Non-Residential Outdoor: 1,659; Striped Parking Area: 4,304 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Parking Garage	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Grading	Excavators	1	6.00	187	0.41
Parking Garage	Welders	1	7.00	46	0.45
Parking Garage	Pavers	0	7.00	130	0.42
Parking Garage	Rollers	0	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Parking Garage	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Parking Garage	Tractors/Loaders/Backhoes	1	7.00	97	0.37

**Trips and VMT**

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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	64.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	1,438.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	129.00	27.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Parking Garage	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Water Exposed Area

**3.2 Demolition - 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					6.9200e-003	0.0000	6.9200e-003	1.0500e-003	0.0000	1.0500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0227	0.2052	0.2390	3.8000e-004		0.0108	0.0108		0.0103	0.0103	0.0000	33.3235	33.3235	6.1500e-003	0.0000	33.4773
<b>Total</b>	<b>0.0227</b>	<b>0.2052</b>	<b>0.2390</b>	<b>3.8000e-004</b>	<b>6.9200e-003</b>	<b>0.0108</b>	<b>0.0177</b>	<b>1.0500e-003</b>	<b>0.0103</b>	<b>0.0114</b>	<b>0.0000</b>	<b>33.3235</b>	<b>33.3235</b>	<b>6.1500e-003</b>	<b>0.0000</b>	<b>33.4773</b>

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**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	1.5000e-004	5.6600e-003	1.2600e-003	2.0000e-005	5.5000e-004	4.0000e-005	5.9000e-004	1.5000e-004	4.0000e-005	1.9000e-004	0.0000	1.9765	1.9765	1.0000e-004	3.1000e-004	2.0726
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1000e-003	9.1000e-004	0.0119	3.0000e-005	3.5100e-003	2.0000e-005	3.5300e-003	9.3000e-004	2.0000e-005	9.5000e-004	0.0000	2.8840	2.8840	8.0000e-005	8.0000e-005	2.9095
<b>Total</b>	<b>1.2500e-003</b>	<b>6.5700e-003</b>	<b>0.0131</b>	<b>5.0000e-005</b>	<b>4.0600e-003</b>	<b>6.0000e-005</b>	<b>4.1200e-003</b>	<b>1.0800e-003</b>	<b>6.0000e-005</b>	<b>1.1400e-003</b>	<b>0.0000</b>	<b>4.8605</b>	<b>4.8605</b>	<b>1.8000e-004</b>	<b>3.9000e-004</b>	<b>4.9821</b>

**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					6.9200e-003	0.0000	6.9200e-003	1.0500e-003	0.0000	1.0500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0227	0.2052	0.2390	3.8000e-004		0.0108	0.0108		0.0103	0.0103	0.0000	33.3235	33.3235	6.1500e-003	0.0000	33.4773
<b>Total</b>	<b>0.0227</b>	<b>0.2052</b>	<b>0.2390</b>	<b>3.8000e-004</b>	<b>6.9200e-003</b>	<b>0.0108</b>	<b>0.0177</b>	<b>1.0500e-003</b>	<b>0.0103</b>	<b>0.0114</b>	<b>0.0000</b>	<b>33.3235</b>	<b>33.3235</b>	<b>6.1500e-003</b>	<b>0.0000</b>	<b>33.4773</b>

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**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	1.5000e-004	5.6600e-003	1.2600e-003	2.0000e-005	5.5000e-004	4.0000e-005	5.9000e-004	1.5000e-004	4.0000e-005	1.9000e-004	0.0000	1.9765	1.9765	1.0000e-004	3.1000e-004	2.0726
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1000e-003	9.1000e-004	0.0119	3.0000e-005	3.5100e-003	2.0000e-005	3.5300e-003	9.3000e-004	2.0000e-005	9.5000e-004	0.0000	2.8840	2.8840	8.0000e-005	8.0000e-005	2.9095
<b>Total</b>	<b>1.2500e-003</b>	<b>6.5700e-003</b>	<b>0.0131</b>	<b>5.0000e-005</b>	<b>4.0600e-003</b>	<b>6.0000e-005</b>	<b>4.1200e-003</b>	<b>1.0800e-003</b>	<b>6.0000e-005</b>	<b>1.1400e-003</b>	<b>0.0000</b>	<b>4.8605</b>	<b>4.8605</b>	<b>1.8000e-004</b>	<b>3.9000e-004</b>	<b>4.9821</b>

**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					0.0986	0.0000	0.0986	0.0536	0.0000	0.0536	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0198	0.2036	0.1237	3.0000e-004		9.3700e-003	9.3700e-003		8.6200e-003	8.6200e-003	0.0000	26.5766	26.5766	8.6000e-003	0.0000	26.7915
<b>Total</b>	<b>0.0198</b>	<b>0.2036</b>	<b>0.1237</b>	<b>3.0000e-004</b>	<b>0.0986</b>	<b>9.3700e-003</b>	<b>0.1079</b>	<b>0.0536</b>	<b>8.6200e-003</b>	<b>0.0622</b>	<b>0.0000</b>	<b>26.5766</b>	<b>26.5766</b>	<b>8.6000e-003</b>	<b>0.0000</b>	<b>26.7915</b>



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**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	3.3200e-003	0.1272	0.0284	4.5000e-004	0.0124	9.0000e-004	0.0133	3.4000e-003	8.6000e-004	4.2600e-003	0.0000	44.4101	44.4101	2.3600e-003	7.0500e-003	46.5689
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	5.9000e-004	4.9000e-004	6.3800e-003	2.0000e-005	1.8800e-003	1.0000e-005	1.9000e-003	5.0000e-004	1.0000e-005	5.1000e-004	0.0000	1.5501	1.5501	4.0000e-005	4.0000e-005	1.5639
<b>Total</b>	<b>3.9100e-003</b>	<b>0.1277</b>	<b>0.0347</b>	<b>4.7000e-004</b>	<b>0.0143</b>	<b>9.1000e-004</b>	<b>0.0152</b>	<b>3.9000e-003</b>	<b>8.7000e-004</b>	<b>4.7700e-003</b>	<b>0.0000</b>	<b>45.9603</b>	<b>45.9603</b>	<b>2.4000e-003</b>	<b>7.0900e-003</b>	<b>48.1328</b>

**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					0.0986	0.0000	0.0986	0.0536	0.0000	0.0536	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0198	0.2036	0.1237	3.0000e-004		9.3700e-003	9.3700e-003		8.6200e-003	8.6200e-003	0.0000	26.5766	26.5766	8.6000e-003	0.0000	26.7915
<b>Total</b>	<b>0.0198</b>	<b>0.2036</b>	<b>0.1237</b>	<b>3.0000e-004</b>	<b>0.0986</b>	<b>9.3700e-003</b>	<b>0.1079</b>	<b>0.0536</b>	<b>8.6200e-003</b>	<b>0.0622</b>	<b>0.0000</b>	<b>26.5766</b>	<b>26.5766</b>	<b>8.6000e-003</b>	<b>0.0000</b>	<b>26.7915</b>

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**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	3.3200e-003	0.1272	0.0284	4.5000e-004	0.0124	9.0000e-004	0.0133	3.4000e-003	8.6000e-004	4.2600e-003	0.0000	44.4101	44.4101	2.3600e-003	7.0500e-003	46.5689
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	5.9000e-004	4.9000e-004	6.3800e-003	2.0000e-005	1.8800e-003	1.0000e-005	1.9000e-003	5.0000e-004	1.0000e-005	5.1000e-004	0.0000	1.5501	1.5501	4.0000e-005	4.0000e-005	1.5639
<b>Total</b>	<b>3.9100e-003</b>	<b>0.1277</b>	<b>0.0347</b>	<b>4.7000e-004</b>	<b>0.0143</b>	<b>9.1000e-004</b>	<b>0.0152</b>	<b>3.9000e-003</b>	<b>8.7000e-004</b>	<b>4.7700e-003</b>	<b>0.0000</b>	<b>45.9603</b>	<b>45.9603</b>	<b>2.4000e-003</b>	<b>7.0900e-003</b>	<b>48.1328</b>

**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	7.5500e-003	0.0773	0.0787	1.3000e-004		4.0900e-003	4.0900e-003		3.7600e-003	3.7600e-003	0.0000	11.0163	11.0163	3.5600e-003	0.0000	11.1053
<b>Total</b>	<b>7.5500e-003</b>	<b>0.0773</b>	<b>0.0787</b>	<b>1.3000e-004</b>		<b>4.0900e-003</b>	<b>4.0900e-003</b>		<b>3.7600e-003</b>	<b>3.7600e-003</b>	<b>0.0000</b>	<b>11.0163</b>	<b>11.0163</b>	<b>3.5600e-003</b>	<b>0.0000</b>	<b>11.1053</b>

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**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	5.8000e-004	0.0153	5.0700e-003	6.0000e-005	1.8700e-003	1.4000e-004	2.0100e-003	5.4000e-004	1.3000e-004	6.7000e-004	0.0000	5.6715	5.6715	1.9000e-004	8.2000e-004	5.9200
Worker	4.8600e-003	4.0500e-003	0.0526	1.4000e-004	0.0156	1.0000e-004	0.0157	4.1300e-003	9.0000e-005	4.2200e-003	0.0000	12.7886	12.7886	3.7000e-004	3.5000e-004	12.9019
<b>Total</b>	<b>5.4400e-003</b>	<b>0.0193</b>	<b>0.0577</b>	<b>2.0000e-004</b>	<b>0.0174</b>	<b>2.4000e-004</b>	<b>0.0177</b>	<b>4.6700e-003</b>	<b>2.2000e-004</b>	<b>4.8900e-003</b>	<b>0.0000</b>	<b>18.4601</b>	<b>18.4601</b>	<b>5.6000e-004</b>	<b>1.1700e-003</b>	<b>18.8219</b>

**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	7.5500e-003	0.0773	0.0787	1.3000e-004		4.0900e-003	4.0900e-003		3.7600e-003	3.7600e-003	0.0000	11.0162	11.0162	3.5600e-003	0.0000	11.1053
<b>Total</b>	<b>7.5500e-003</b>	<b>0.0773</b>	<b>0.0787</b>	<b>1.3000e-004</b>		<b>4.0900e-003</b>	<b>4.0900e-003</b>		<b>3.7600e-003</b>	<b>3.7600e-003</b>	<b>0.0000</b>	<b>11.0162</b>	<b>11.0162</b>	<b>3.5600e-003</b>	<b>0.0000</b>	<b>11.1053</b>

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**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	5.8000e-004	0.0153	5.0700e-003	6.0000e-005	1.8700e-003	1.4000e-004	2.0100e-003	5.4000e-004	1.3000e-004	6.7000e-004	0.0000	5.6715	5.6715	1.9000e-004	8.2000e-004	5.9200
Worker	4.8600e-003	4.0500e-003	0.0526	1.4000e-004	0.0156	1.0000e-004	0.0157	4.1300e-003	9.0000e-005	4.2200e-003	0.0000	12.7886	12.7886	3.7000e-004	3.5000e-004	12.9019
<b>Total</b>	<b>5.4400e-003</b>	<b>0.0193</b>	<b>0.0577</b>	<b>2.0000e-004</b>	<b>0.0174</b>	<b>2.4000e-004</b>	<b>0.0177</b>	<b>4.6700e-003</b>	<b>2.2000e-004</b>	<b>4.8900e-003</b>	<b>0.0000</b>	<b>18.4601</b>	<b>18.4601</b>	<b>5.6000e-004</b>	<b>1.1700e-003</b>	<b>18.8219</b>

**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	0.0686	0.6964	0.7700	1.2400e-003		0.0348	0.0348		0.0320	0.0320	0.0000	108.7262	108.7262	0.0352	0.0000	109.6053
<b>Total</b>	<b>0.0686</b>	<b>0.6964</b>	<b>0.7700</b>	<b>1.2400e-003</b>		<b>0.0348</b>	<b>0.0348</b>		<b>0.0320</b>	<b>0.0320</b>	<b>0.0000</b>	<b>108.7262</b>	<b>108.7262</b>	<b>0.0352</b>	<b>0.0000</b>	<b>109.6053</b>

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**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	3.3100e-003	0.1181	0.0442	5.5000e-004	0.0185	5.7000e-004	0.0190	5.3300e-003	5.4000e-004	5.8700e-003	0.0000	53.2648	53.2648	1.7800e-003	7.6700e-003	55.5937
Worker	0.0444	0.0353	0.4769	1.3300e-003	0.1534	9.4000e-004	0.1543	0.0407	8.7000e-004	0.0416	0.0000	122.0836	122.0836	3.2500e-003	3.1800e-003	123.1118
<b>Total</b>	<b>0.0477</b>	<b>0.1533</b>	<b>0.5211</b>	<b>1.8800e-003</b>	<b>0.1718</b>	<b>1.5100e-003</b>	<b>0.1733</b>	<b>0.0461</b>	<b>1.4100e-003</b>	<b>0.0475</b>	<b>0.0000</b>	<b>175.3484</b>	<b>175.3484</b>	<b>5.0300e-003</b>	<b>0.0109</b>	<b>178.7055</b>

**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	0.0686	0.6964	0.7700	1.2400e-003		0.0348	0.0348		0.0320	0.0320	0.0000	108.7260	108.7260	0.0352	0.0000	109.6051
<b>Total</b>	<b>0.0686</b>	<b>0.6964</b>	<b>0.7700</b>	<b>1.2400e-003</b>		<b>0.0348</b>	<b>0.0348</b>		<b>0.0320</b>	<b>0.0320</b>	<b>0.0000</b>	<b>108.7260</b>	<b>108.7260</b>	<b>0.0352</b>	<b>0.0000</b>	<b>109.6051</b>

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**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	3.3100e-003	0.1181	0.0442	5.5000e-004	0.0185	5.7000e-004	0.0190	5.3300e-003	5.4000e-004	5.8700e-003	0.0000	53.2648	53.2648	1.7800e-003	7.6700e-003	55.5937
Worker	0.0444	0.0353	0.4769	1.3300e-003	0.1534	9.4000e-004	0.1543	0.0407	8.7000e-004	0.0416	0.0000	122.0836	122.0836	3.2500e-003	3.1800e-003	123.1118
<b>Total</b>	<b>0.0477</b>	<b>0.1533</b>	<b>0.5211</b>	<b>1.8800e-003</b>	<b>0.1718</b>	<b>1.5100e-003</b>	<b>0.1733</b>	<b>0.0461</b>	<b>1.4100e-003</b>	<b>0.0475</b>	<b>0.0000</b>	<b>175.3484</b>	<b>175.3484</b>	<b>5.0300e-003</b>	<b>0.0109</b>	<b>178.7055</b>

**3.5 Parking Garage - 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	0.0463	0.3479	0.4138	6.4000e-004		0.0168	0.0168		0.0160	0.0160	0.0000	51.0537	51.0537	0.0123	0.0000	51.3621
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0463</b>	<b>0.3479</b>	<b>0.4138</b>	<b>6.4000e-004</b>		<b>0.0168</b>	<b>0.0168</b>		<b>0.0160</b>	<b>0.0160</b>	<b>0.0000</b>	<b>51.0537</b>	<b>51.0537</b>	<b>0.0123</b>	<b>0.0000</b>	<b>51.3621</b>



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**3.5 Parking Garage - 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	0.0000	0.0000	0.0000	0.0000	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	4.0400e-003	3.3600e-003	0.0437	1.2000e-004	0.0129	8.0000e-005	0.0130	3.4300e-003	8.0000e-005	3.5100e-003	0.0000	10.6256	10.6256	3.0000e-004	2.9000e-004	10.7198
<b>Total</b>	<b>4.0400e-003</b>	<b>3.3600e-003</b>	<b>0.0437</b>	<b>1.2000e-004</b>	<b>0.0129</b>	<b>8.0000e-005</b>	<b>0.0130</b>	<b>3.4300e-003</b>	<b>8.0000e-005</b>	<b>3.5100e-003</b>	<b>0.0000</b>	<b>10.6256</b>	<b>10.6256</b>	<b>3.0000e-004</b>	<b>2.9000e-004</b>	<b>10.7198</b>

**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	0.0463	0.3479	0.4138	6.4000e-004		0.0168	0.0168		0.0160	0.0160	0.0000	51.0536	51.0536	0.0123	0.0000	51.3620
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0463</b>	<b>0.3479</b>	<b>0.4138</b>	<b>6.4000e-004</b>		<b>0.0168</b>	<b>0.0168</b>		<b>0.0160</b>	<b>0.0160</b>	<b>0.0000</b>	<b>51.0536</b>	<b>51.0536</b>	<b>0.0123</b>	<b>0.0000</b>	<b>51.3620</b>

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**3.5 Parking Garage - 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	0.0000	0.0000	0.0000	0.0000	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	4.0400e-003	3.3600e-003	0.0437	1.2000e-004	0.0129	8.0000e-005	0.0130	3.4300e-003	8.0000e-005	3.5100e-003	0.0000	10.6256	10.6256	3.0000e-004	2.9000e-004	10.7198
<b>Total</b>	<b>4.0400e-003</b>	<b>3.3600e-003</b>	<b>0.0437</b>	<b>1.2000e-004</b>	<b>0.0129</b>	<b>8.0000e-005</b>	<b>0.0130</b>	<b>3.4300e-003</b>	<b>8.0000e-005</b>	<b>3.5100e-003</b>	<b>0.0000</b>	<b>10.6256</b>	<b>10.6256</b>	<b>3.0000e-004</b>	<b>2.9000e-004</b>	<b>10.7198</b>

**3.6 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	0.3148					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.1200e-003	0.0280	0.0389	6.0000e-005		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	5.4895	5.4895	3.3000e-004	0.0000	5.4977
<b>Total</b>	<b>0.3189</b>	<b>0.0280</b>	<b>0.0389</b>	<b>6.0000e-005</b>		<b>1.5200e-003</b>	<b>1.5200e-003</b>		<b>1.5200e-003</b>	<b>1.5200e-003</b>	<b>0.0000</b>	<b>5.4895</b>	<b>5.4895</b>	<b>3.3000e-004</b>	<b>0.0000</b>	<b>5.4977</b>

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**3.6 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	1.7700e-003	1.4100e-003	0.0191	5.0000e-005	6.1300e-003	4.0000e-005	6.1600e-003	1.6300e-003	3.0000e-005	1.6600e-003	0.0000	4.8758	4.8758	1.3000e-004	1.3000e-004	4.9169
<b>Total</b>	<b>1.7700e-003</b>	<b>1.4100e-003</b>	<b>0.0191</b>	<b>5.0000e-005</b>	<b>6.1300e-003</b>	<b>4.0000e-005</b>	<b>6.1600e-003</b>	<b>1.6300e-003</b>	<b>3.0000e-005</b>	<b>1.6600e-003</b>	<b>0.0000</b>	<b>4.8758</b>	<b>4.8758</b>	<b>1.3000e-004</b>	<b>1.3000e-004</b>	<b>4.9169</b>

**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	0.3148					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.1200e-003	0.0280	0.0389	6.0000e-005		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	5.4895	5.4895	3.3000e-004	0.0000	5.4977
<b>Total</b>	<b>0.3189</b>	<b>0.0280</b>	<b>0.0389</b>	<b>6.0000e-005</b>		<b>1.5200e-003</b>	<b>1.5200e-003</b>		<b>1.5200e-003</b>	<b>1.5200e-003</b>	<b>0.0000</b>	<b>5.4895</b>	<b>5.4895</b>	<b>3.3000e-004</b>	<b>0.0000</b>	<b>5.4977</b>

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**3.6 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	1.7700e-003	1.4100e-003	0.0191	5.0000e-005	6.1300e-003	4.0000e-005	6.1600e-003	1.6300e-003	3.0000e-005	1.6600e-003	0.0000	4.8758	4.8758	1.3000e-004	1.3000e-004	4.9169
<b>Total</b>	<b>1.7700e-003</b>	<b>1.4100e-003</b>	<b>0.0191</b>	<b>5.0000e-005</b>	<b>6.1300e-003</b>	<b>4.0000e-005</b>	<b>6.1600e-003</b>	<b>1.6300e-003</b>	<b>3.0000e-005</b>	<b>1.6600e-003</b>	<b>0.0000</b>	<b>4.8758</b>	<b>4.8758</b>	<b>1.3000e-004</b>	<b>1.3000e-004</b>	<b>4.9169</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

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	ROG	NOx	CO	SO2	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	0.4271	0.4823	4.3642	9.4500e-003	0.9992	6.9400e-003	1.0061	0.2666	6.4500e-003	0.2730	0.0000	874.1694	874.1694	0.0610	0.0384	887.1383
Unmitigated	0.4271	0.4823	4.3642	9.4500e-003	0.9992	6.9400e-003	1.0061	0.2666	6.4500e-003	0.2730	0.0000	874.1694	874.1694	0.0610	0.0384	887.1383

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	739.84	667.76	556.24	2,403,332	2,403,332
Enclosed Parking with Elevator	0.00	0.00	0.00		
Strip Mall	147.05	139.49	67.79	256,183	256,183
Total	886.89	807.25	624.03	2,659,515	2,659,515

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Enclosed Parking with Elevator	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

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Strip Mall	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
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**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	299.6244	299.6244	0.0143	1.7300e-003	300.4977
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	299.6244	299.6244	0.0143	1.7300e-003	300.4977
NaturalGas Mitigated	6.6400e-003	0.0567	0.0243	3.6000e-004		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	65.6843	65.6843	1.2600e-003	1.2000e-003	66.0746
NaturalGas Unmitigated	6.6400e-003	0.0567	0.0243	3.6000e-004		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	65.6843	65.6843	1.2600e-003	1.2000e-003	66.0746



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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	1.22547e+006	6.6100e-003	0.0565	0.0240	3.6000e-004		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003	0.0000	65.3957	65.3957	1.2500e-003	1.2000e-003	65.7843
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
Strip Mall	5408.34	3.0000e-005	2.7000e-004	2.2000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.2886	0.2886	1.0000e-005	1.0000e-005	0.2903
<b>Total</b>		<b>6.6400e-003</b>	<b>0.0567</b>	<b>0.0243</b>	<b>3.6000e-004</b>		<b>4.5900e-003</b>	<b>4.5900e-003</b>		<b>4.5900e-003</b>	<b>4.5900e-003</b>	<b>0.0000</b>	<b>65.6843</b>	<b>65.6843</b>	<b>1.2600e-003</b>	<b>1.2100e-003</b>	<b>66.0746</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**5.2 Energy by Land Use - NaturalGas**

**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	1.22547e+006	6.6100e-003	0.0565	0.0240	3.6000e-004		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003	0.0000	65.3957	65.3957	1.2500e-003	1.2000e-003	65.7843
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
Strip Mall	5408.34	3.0000e-005	2.7000e-004	2.2000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.2886	0.2886	1.0000e-005	1.0000e-005	0.2903
<b>Total</b>		<b>6.6400e-003</b>	<b>0.0567</b>	<b>0.0243</b>	<b>3.6000e-004</b>		<b>4.5900e-003</b>	<b>4.5900e-003</b>		<b>4.5900e-003</b>	<b>4.5900e-003</b>	<b>0.0000</b>	<b>65.6843</b>	<b>65.6843</b>	<b>1.2600e-003</b>	<b>1.2100e-003</b>	<b>66.0746</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	520960	163.5174	7.8000e-003	9.5000e-004	163.9940
Enclosed Parking with Elevator	390266	122.4953	5.8400e-003	7.1000e-004	122.8524
Strip Mall	43366.3	13.6117	6.5000e-004	8.0000e-005	13.6513
<b>Total</b>		<b>299.6244</b>	<b>0.0143</b>	<b>1.7400e-003</b>	<b>300.4977</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**5.3 Energy by Land Use - Electricity**

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	520960	163.5174	7.8000e-003	9.5000e-004	163.9940
Enclosed Parking with Elevator	390266	122.4953	5.8400e-003	7.1000e-004	122.8524
Strip Mall	43366.3	13.6117	6.5000e-004	8.0000e-005	13.6513
<b>Total</b>		<b>299.6244</b>	<b>0.0143</b>	<b>1.7400e-003</b>	<b>300.4977</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

No Hearths Installed

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	ROG	NOx	CO	SO2	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	0.4246	0.0162	1.4029	7.0000e-005		7.7700e-003	7.7700e-003		7.7700e-003	7.7700e-003	0.0000	2.2929	2.2929	2.2000e-003	0.0000	2.3479
Unmitigated	0.4246	0.0162	1.4029	7.0000e-005		7.7700e-003	7.7700e-003		7.7700e-003	7.7700e-003	0.0000	2.2929	2.2929	2.2000e-003	0.0000	2.3479

**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	0.0315					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3509					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	0.0422	0.0162	1.4029	7.0000e-005		7.7700e-003	7.7700e-003		7.7700e-003	7.7700e-003	0.0000	2.2929	2.2929	2.2000e-003	0.0000	2.3479
<b>Total</b>	<b>0.4246</b>	<b>0.0162</b>	<b>1.4029</b>	<b>7.0000e-005</b>		<b>7.7700e-003</b>	<b>7.7700e-003</b>		<b>7.7700e-003</b>	<b>7.7700e-003</b>	<b>0.0000</b>	<b>2.2929</b>	<b>2.2929</b>	<b>2.2000e-003</b>	<b>0.0000</b>	<b>2.3479</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	0.0315					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3509					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	0.0422	0.0162	1.4029	7.0000e-005		7.7700e-003	7.7700e-003		7.7700e-003	7.7700e-003	0.0000	2.2929	2.2929	2.2000e-003	0.0000	2.3479
<b>Total</b>	<b>0.4246</b>	<b>0.0162</b>	<b>1.4029</b>	<b>7.0000e-005</b>		<b>7.7700e-003</b>	<b>7.7700e-003</b>		<b>7.7700e-003</b>	<b>7.7700e-003</b>	<b>0.0000</b>	<b>2.2929</b>	<b>2.2929</b>	<b>2.2000e-003</b>	<b>0.0000</b>	<b>2.3479</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**



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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	60.1147	0.2995	7.3400e-003	69.7882
Unmitigated	60.1147	0.2995	7.3400e-003	69.7882

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	8.86095 / 5.58625	58.5060	0.2914	7.1400e-003	67.9183
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	0.245921 / 0.150726	1.6087	8.0900e-003	2.0000e-004	1.8699
<b>Total</b>		<b>60.1147</b>	<b>0.2995</b>	<b>7.3400e-003</b>	<b>69.7882</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**7.2 Water by Land Use**

**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	8.86095 / 5.58625	58.5060	0.2914	7.1400e-003	67.9183
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	0.245921 / 0.150726	1.6087	8.0900e-003	2.0000e-004	1.8699
<b>Total</b>		<b>60.1147</b>	<b>0.2995</b>	<b>7.3400e-003</b>	<b>69.7882</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	13.4076	0.7924	0.0000	33.2167
Unmitigated	13.4076	0.7924	0.0000	33.2167

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	62.56	12.6991	0.7505	0.0000	31.4615
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	3.49	0.7084	0.0419	0.0000	1.7551
<b>Total</b>		<b>13.4076</b>	<b>0.7924</b>	<b>0.0000</b>	<b>33.2167</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**8.2 Waste by Land Use**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	62.56	12.6991	0.7505	0.0000	31.4615
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	3.49	0.7084	0.0419	0.0000	1.7551
<b>Total</b>		<b>13.4076</b>	<b>0.7924</b>	<b>0.0000</b>	<b>33.2167</b>

**9.0 Operational Offroad**

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

**Fire Pumps and Emergency Generators**

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**11.0 Vegetation**

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Construction		Total	
<b>2022</b>			
Annual Emissions (tons/year)	0.0424	Total DPM (lbs)	159.5463014
Daily Emissions (lbs/day)	0.232328767	Total DPM (g)	72370.2023
Construction Duration (days)	364	Emission Rate (g/s)	0.001153744
Total DPM (lbs)	84.56767123	Release Height (meters)	3
Total DPM (g)	38359.89567	Total Acreage	0.67
Start Date	1/2/2022	Max Horizontal (meters)	73.64
End Date	1/1/2023	Min Horizontal (meters)	36.82
Construction Days	364	Initial Vertical Dimension (meters)	1.5
<b>2023</b>		Setting	Urban
Annual Emissions (tons/year)	0.0378	Population	3,849,297
Daily Emissions (lbs/day)	0.207123288	Start Date	1/2/2022
Construction Duration (days)	362	End Date	12/29/2023
Total DPM (lbs)	74.97863014	Total Construction Days	726
Total DPM (g)	34010.30663	Total Years of Construction	1.99
Start Date	1/1/2023	Total Years of Operation	28.01
End Date	12/29/2023		
Construction Days	362		

Operation	
Emission Rate	
Annual Emissions (tons/year)	0.0193
Daily Emissions (lbs/day)	0.105753425
Total DPM (lbs)	38.6
Emission Rate (g/s)	0.000555205
Release Height (meters)	3
Total Acreage	0.67
Max Horizontal (meters)	73.64
Min Horizontal (meters)	36.82
Initial Vertical Dimension (meters)	1.5
Setting	Urban
Population	3,849,297



AERSCREEN 21112 / AERMOD 21112

10/25/23  
20:11:22

TITLE: 10626 W Venice Blvd Construction

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\*\*\*\*\* AREA PARAMETERS \*\*\*\*\*  
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SOURCE EMISSION RATE:	0.115E-02 g/s	0.916E-02 lb/hr
AREA EMISSION RATE:	0.426E-06 g/(s-m2)	0.338E-05 lb/(hr-m2)
AREA HEIGHT:	3.00 meters	9.84 feet
AREA SOURCE LONG SIDE:	73.64 meters	241.60 feet
AREA SOURCE SHORT SIDE:	36.82 meters	120.80 feet
INITIAL VERTICAL DIMENSION:	1.50 meters	4.92 feet
RURAL OR URBAN:	URBAN	
POPULATION:	3849297	
INITIAL PROBE DISTANCE =	5000. meters	16404. feet

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\*\*\*\*\* BUILDING DOWNWASH PARAMETERS \*\*\*\*\*  
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BUILDING DOWNWASH NOT USED FOR NON-POINT SOURCES

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\*\*\*\*\* FLOW SECTOR ANALYSIS \*\*\*\*\*  
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25 meter receptor spacing: 1. meters - 5000. meters

MAXIMUM IMPACT RECEPTOR

Zo	SURFACE	1-HR CONC	RADIAL	DIST	TEMPORAL
SECTOR	ROUGHNESS	(ug/m3)	(deg)	(m)	PERIOD
1*	1.000	6.566	5	25.0	WIN

\* = worst case diagonal

\*\*\*\*\* MAKEMET METEOROLOGY PARAMETERS \*\*\*\*\*

MIN/MAX TEMPERATURE: 250.0 / 310.0 (K)

MINIMUM WIND SPEED: 0.5 m/s

ANEMOMETER HEIGHT: 10.000 meters

SURFACE CHARACTERISTICS INPUT: AERMET SEASONAL TABLES

DOMINANT SURFACE PROFILE: Urban  
 DOMINANT CLIMATE TYPE: Average Moisture  
 DOMINANT SEASON: Winter

ALBEDO: 0.35  
 BOWEN RATIO: 1.50  
 ROUGHNESS LENGTH: 1.000 (meters)

SURFACE FRICTION VELOCITY (U\*) NOT ADJUSTED

METEOROLOGY CONDITIONS USED TO PREDICT OVERALL MAXIMUM IMPACT

YR MO DY JDY HR  
 ---  
 10 01 10 10 01

H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O	LEN	Z0	BOWEN	ALBEDO	REF WS
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	

HT	REF TA	HT
10.0	310.0	2.0

\*\*\*\*\* AERSCREEN AUTOMATED DISTANCES \*\*\*\*\*

OVERALL MAXIMUM CONCENTRATIONS BY DISTANCE

DIST (m)	MAXIMUM 1-HR CONC (ug/m3)	DIST (m)	MAXIMUM 1-HR CONC (ug/m3)
1.00	5.397	2525.00	0.1651E-01

25.00	6.566	2550.00	0.1629E-01
50.00	4.716	2575.00	0.1608E-01
75.00	2.323	2600.00	0.1586E-01
100.00	1.492	2625.00	0.1566E-01
125.00	1.072	2650.00	0.1546E-01
150.00	0.8228	2675.00	0.1526E-01
175.00	0.6601	2700.00	0.1507E-01
200.00	0.5461	2725.00	0.1488E-01
225.00	0.4626	2750.00	0.1469E-01
250.00	0.3990	2775.00	0.1451E-01
275.00	0.3492	2800.00	0.1433E-01
300.00	0.3093	2825.00	0.1416E-01
325.00	0.2768	2850.00	0.1399E-01
350.00	0.2498	2875.00	0.1382E-01
375.00	0.2271	2900.00	0.1366E-01
400.00	0.2076	2925.00	0.1350E-01
425.00	0.1909	2950.00	0.1335E-01
450.00	0.1763	2975.00	0.1319E-01
475.00	0.1636	3000.00	0.1304E-01
500.00	0.1524	3025.00	0.1289E-01
525.00	0.1424	3050.00	0.1275E-01
550.00	0.1336	3075.00	0.1261E-01
575.00	0.1256	3100.00	0.1247E-01
600.00	0.1185	3125.00	0.1233E-01
625.00	0.1120	3150.00	0.1220E-01
649.99	0.1061	3175.00	0.1207E-01
675.00	0.1007	3199.99	0.1194E-01
700.00	0.9604E-01	3225.00	0.1181E-01
725.00	0.9151E-01	3250.00	0.1169E-01
750.00	0.8734E-01	3275.00	0.1157E-01
775.00	0.8349E-01	3300.00	0.1145E-01
800.00	0.7992E-01	3325.00	0.1133E-01
825.00	0.7661E-01	3350.00	0.1121E-01
850.00	0.7352E-01	3375.00	0.1110E-01
875.00	0.7065E-01	3400.00	0.1099E-01
900.00	0.6797E-01	3425.00	0.1088E-01
925.00	0.6546E-01	3450.00	0.1077E-01
950.00	0.6310E-01	3475.00	0.1067E-01
975.00	0.6089E-01	3500.00	0.1056E-01
1000.00	0.5881E-01	3525.00	0.1046E-01
1025.00	0.5684E-01	3550.00	0.1036E-01
1050.00	0.5499E-01	3575.00	0.1026E-01
1075.00	0.5324E-01	3600.00	0.1016E-01
1100.00	0.5159E-01	3625.00	0.1007E-01
1125.00	0.5002E-01	3650.00	0.9971E-02
1149.99	0.4854E-01	3675.00	0.9879E-02
1175.00	0.4712E-01	3700.00	0.9787E-02
1200.00	0.4578E-01	3724.99	0.9698E-02
1225.00	0.4450E-01	3750.00	0.9609E-02
1249.99	0.4329E-01	3775.00	0.9522E-02

1275.00	0.4213E-01	3800.00	0.9437E-02
1300.00	0.4102E-01	3825.00	0.9352E-02
1325.00	0.3996E-01	3849.99	0.9269E-02
1350.00	0.3895E-01	3875.00	0.9188E-02
1375.00	0.3798E-01	3900.00	0.9107E-02
1400.00	0.3705E-01	3925.00	0.9028E-02
1425.00	0.3616E-01	3950.00	0.8950E-02
1450.00	0.3531E-01	3975.00	0.8873E-02
1475.00	0.3449E-01	4000.00	0.8797E-02
1500.00	0.3371E-01	4025.00	0.8722E-02
1525.00	0.3295E-01	4050.00	0.8649E-02
1550.00	0.3222E-01	4075.00	0.8576E-02
1574.99	0.3153E-01	4100.00	0.8505E-02
1600.00	0.3085E-01	4125.00	0.8434E-02
1625.00	0.3020E-01	4149.99	0.8365E-02
1650.00	0.2958E-01	4175.00	0.8296E-02
1675.00	0.2897E-01	4200.00	0.8229E-02
1700.00	0.2839E-01	4225.00	0.8162E-02
1725.00	0.2783E-01	4250.00	0.8097E-02
1750.00	0.2728E-01	4275.00	0.8032E-02
1775.00	0.2676E-01	4300.00	0.7968E-02
1800.00	0.2625E-01	4325.00	0.7905E-02
1825.00	0.2576E-01	4350.00	0.7843E-02
1850.00	0.2528E-01	4375.00	0.7782E-02
1875.00	0.2482E-01	4400.00	0.7721E-02
1900.00	0.2438E-01	4425.00	0.7662E-02
1925.00	0.2394E-01	4450.00	0.7603E-02
1950.00	0.2352E-01	4475.00	0.7545E-02
1975.00	0.2312E-01	4500.00	0.7488E-02
2000.00	0.2272E-01	4525.00	0.7431E-02
2025.00	0.2234E-01	4550.00	0.7375E-02
2050.00	0.2197E-01	4575.00	0.7320E-02
2075.00	0.2160E-01	4600.00	0.7266E-02
2100.00	0.2125E-01	4625.00	0.7212E-02
2125.00	0.2091E-01	4650.00	0.7159E-02
2150.00	0.2058E-01	4675.00	0.7107E-02
2175.00	0.2026E-01	4700.00	0.7055E-02
2200.00	0.1994E-01	4725.00	0.7004E-02
2225.00	0.1963E-01	4750.00	0.6954E-02
2250.00	0.1934E-01	4775.00	0.6904E-02
2275.00	0.1905E-01	4800.00	0.6855E-02
2300.00	0.1876E-01	4825.00	0.6806E-02
2325.00	0.1849E-01	4850.00	0.6758E-02
2350.00	0.1822E-01	4875.00	0.6711E-02
2375.00	0.1796E-01	4900.00	0.6664E-02
2400.00	0.1770E-01	4924.99	0.6618E-02
2425.00	0.1745E-01	4950.00	0.6572E-02
2449.99	0.1721E-01	4975.00	0.6527E-02
2475.00	0.1697E-01	5000.00	0.6483E-02
2500.00	0.1674E-01		

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 \*\*\*\*\* AERSCREEN MAXIMUM IMPACT SUMMARY \*\*\*\*\*  
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3-hour, 8-hour, and 24-hour scaled concentrations are equal to the 1-hour concentration as referenced in SCREENING PROCEDURES FOR ESTIMATING THE AIR QUALITY IMPACT OF STATIONARY SOURCES, REVISED (Section 4.5.4)  
 Report number EPA-454/R-92-019  
[http://www.epa.gov/scram001/guidance\\_permit.htm](http://www.epa.gov/scram001/guidance_permit.htm)  
 under Screening Guidance

CALCULATION PROCEDURE	MAXIMUM 1-HOUR CONC (ug/m3)	SCALED 3-HOUR CONC (ug/m3)	SCALED 8-HOUR CONC (ug/m3)	SCALED 24-HOUR CONC (ug/m3)	SCALED ANNUAL CONC (ug/m3)
FLAT TERRAIN	6.954	6.954	6.954	6.954	N/A
DISTANCE FROM SOURCE	38.00 meters				
IMPACT AT THE AMBIENT BOUNDARY	5.397	5.397	5.397	5.397	N/A
DISTANCE FROM SOURCE	1.00 meters				

TITLE: 10626 W Venice Blvd Operation

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\*\*\*\*\* AREA PARAMETERS \*\*\*\*\*  
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SOURCE EMISSION RATE:	0.555E-03 g/s	0.441E-02 lb/hr
AREA EMISSION RATE:	0.205E-06 g/(s-m2)	0.163E-05 lb/(hr-m2)
AREA HEIGHT:	3.00 meters	9.84 feet
AREA SOURCE LONG SIDE:	73.64 meters	241.60 feet
AREA SOURCE SHORT SIDE:	36.82 meters	120.80 feet
INITIAL VERTICAL DIMENSION:	1.50 meters	4.92 feet
RURAL OR URBAN:	URBAN	
POPULATION:	3849297	
INITIAL PROBE DISTANCE =	5000. meters	16404. feet

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\*\*\*\*\* BUILDING DOWNWASH PARAMETERS \*\*\*\*\*  
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BUILDING DOWNWASH NOT USED FOR NON-POINT SOURCES

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\*\*\*\*\* FLOW SECTOR ANALYSIS \*\*\*\*\*  
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25 meter receptor spacing: 1. meters - 5000. meters

MAXIMUM IMPACT RECEPTOR

Zo	SURFACE	1-HR CONC	RADIAL	DIST	TEMPORAL
SECTOR	ROUGHNESS	(ug/m3)	(deg)	(m)	PERIOD
1*	1.000	3.161	5	25.0	WIN

\* = worst case diagonal



\*\*\*\*\* MAKEMET METEOROLOGY PARAMETERS \*\*\*\*\*

MIN/MAX TEMPERATURE: 250.0 / 310.0 (K)

MINIMUM WIND SPEED: 0.5 m/s

ANEMOMETER HEIGHT: 10.000 meters

SURFACE CHARACTERISTICS INPUT: AERMET SEASONAL TABLES

DOMINANT SURFACE PROFILE: Urban  
 DOMINANT CLIMATE TYPE: Average Moisture  
 DOMINANT SEASON: Winter

ALBEDO: 0.35  
 BOWEN RATIO: 1.50  
 ROUGHNESS LENGTH: 1.000 (meters)

SURFACE FRICTION VELOCITY (U\*) NOT ADJUSTED

METEOROLOGY CONDITIONS USED TO PREDICT OVERALL MAXIMUM IMPACT

YR MO DY JDY HR  
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 10 01 10 10 01

H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O	LEN	Z0	BOWEN	ALBEDO	REF WS
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	

HT	REF TA	HT
10.0	310.0	2.0

\*\*\*\*\* AERSCREEN AUTOMATED DISTANCES \*\*\*\*\*

OVERALL MAXIMUM CONCENTRATIONS BY DISTANCE

DIST (m)	MAXIMUM 1-HR CONC (ug/m3)	DIST (m)	MAXIMUM 1-HR CONC (ug/m3)
1.00	2.598	2525.00	0.7948E-02

25.00	3.161	2550.00	0.7842E-02
50.00	2.270	2575.00	0.7738E-02
75.00	1.118	2600.00	0.7636E-02
100.00	0.7183	2625.00	0.7537E-02
125.00	0.5162	2650.00	0.7439E-02
150.00	0.3960	2675.00	0.7344E-02
175.00	0.3177	2700.00	0.7251E-02
200.00	0.2628	2725.00	0.7160E-02
225.00	0.2227	2750.00	0.7071E-02
250.00	0.1920	2775.00	0.6984E-02
275.00	0.1681	2800.00	0.6899E-02
300.00	0.1489	2825.00	0.6816E-02
325.00	0.1332	2850.00	0.6734E-02
350.00	0.1202	2875.00	0.6654E-02
375.00	0.1093	2900.00	0.6575E-02
400.00	0.9994E-01	2925.00	0.6499E-02
425.00	0.9187E-01	2950.00	0.6423E-02
450.00	0.8487E-01	2975.00	0.6350E-02
475.00	0.7874E-01	3000.00	0.6277E-02
500.00	0.7334E-01	3025.00	0.6206E-02
525.00	0.6856E-01	3050.00	0.6137E-02
550.00	0.6429E-01	3074.99	0.6069E-02
575.00	0.6046E-01	3100.00	0.6002E-02
600.00	0.5702E-01	3125.00	0.5936E-02
625.00	0.5390E-01	3150.00	0.5872E-02
649.99	0.5106E-01	3174.99	0.5808E-02
675.00	0.4848E-01	3199.99	0.5746E-02
700.00	0.4623E-01	3225.00	0.5686E-02
725.00	0.4405E-01	3250.00	0.5626E-02
750.00	0.4204E-01	3275.00	0.5567E-02
775.00	0.4018E-01	3300.00	0.5509E-02
800.00	0.3847E-01	3325.00	0.5453E-02
825.00	0.3687E-01	3350.00	0.5397E-02
850.00	0.3539E-01	3375.00	0.5343E-02
875.00	0.3401E-01	3400.00	0.5289E-02
900.00	0.3271E-01	3425.00	0.5236E-02
925.00	0.3150E-01	3450.00	0.5184E-02
950.00	0.3037E-01	3475.00	0.5133E-02
975.00	0.2931E-01	3500.00	0.5083E-02
1000.00	0.2830E-01	3525.00	0.5034E-02
1025.00	0.2736E-01	3550.00	0.4985E-02
1050.00	0.2647E-01	3575.00	0.4938E-02
1075.00	0.2563E-01	3600.00	0.4891E-02
1100.00	0.2483E-01	3625.00	0.4845E-02
1125.00	0.2408E-01	3650.00	0.4799E-02
1149.99	0.2336E-01	3675.00	0.4755E-02
1175.00	0.2268E-01	3700.00	0.4711E-02
1200.00	0.2204E-01	3725.00	0.4668E-02
1225.00	0.2142E-01	3750.00	0.4625E-02
1250.00	0.2083E-01	3775.00	0.4583E-02

1275.00	0.2028E-01	3800.00	0.4542E-02
1300.00	0.1974E-01	3825.00	0.4501E-02
1325.00	0.1923E-01	3849.99	0.4462E-02
1350.00	0.1875E-01	3875.00	0.4422E-02
1375.00	0.1828E-01	3900.00	0.4383E-02
1400.00	0.1783E-01	3925.00	0.4345E-02
1425.00	0.1741E-01	3950.00	0.4308E-02
1450.00	0.1700E-01	3975.00	0.4271E-02
1475.00	0.1660E-01	4000.00	0.4234E-02
1500.00	0.1622E-01	4025.00	0.4198E-02
1525.00	0.1586E-01	4050.00	0.4163E-02
1550.00	0.1551E-01	4075.00	0.4128E-02
1575.00	0.1517E-01	4100.00	0.4093E-02
1600.00	0.1485E-01	4125.00	0.4060E-02
1625.00	0.1454E-01	4150.00	0.4026E-02
1650.00	0.1424E-01	4175.00	0.3993E-02
1675.00	0.1395E-01	4200.00	0.3961E-02
1700.00	0.1366E-01	4225.00	0.3929E-02
1725.00	0.1339E-01	4250.00	0.3897E-02
1750.00	0.1313E-01	4275.00	0.3866E-02
1775.00	0.1288E-01	4300.00	0.3835E-02
1800.00	0.1264E-01	4325.00	0.3805E-02
1824.99	0.1240E-01	4350.00	0.3775E-02
1850.00	0.1217E-01	4375.00	0.3746E-02
1875.00	0.1195E-01	4400.00	0.3716E-02
1900.00	0.1173E-01	4425.00	0.3688E-02
1924.99	0.1152E-01	4450.00	0.3659E-02
1950.00	0.1132E-01	4475.00	0.3632E-02
1975.00	0.1113E-01	4500.00	0.3604E-02
2000.00	0.1094E-01	4525.00	0.3577E-02
2025.00	0.1075E-01	4550.00	0.3550E-02
2050.00	0.1057E-01	4575.00	0.3523E-02
2075.00	0.1040E-01	4600.00	0.3497E-02
2100.00	0.1023E-01	4625.00	0.3471E-02
2125.00	0.1006E-01	4650.00	0.3446E-02
2150.00	0.9905E-02	4675.00	0.3421E-02
2175.00	0.9749E-02	4700.00	0.3396E-02
2200.00	0.9598E-02	4725.00	0.3371E-02
2224.99	0.9451E-02	4750.00	0.3347E-02
2250.00	0.9307E-02	4775.00	0.3323E-02
2275.00	0.9167E-02	4800.00	0.3299E-02
2300.00	0.9031E-02	4825.00	0.3276E-02
2325.00	0.8899E-02	4850.00	0.3253E-02
2350.00	0.8769E-02	4875.00	0.3230E-02
2375.00	0.8643E-02	4900.00	0.3208E-02
2400.00	0.8521E-02	4925.00	0.3185E-02
2425.00	0.8401E-02	4950.00	0.3163E-02
2449.99	0.8283E-02	4975.00	0.3142E-02
2475.00	0.8169E-02	5000.00	0.3120E-02
2500.00	0.8057E-02		

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 \*\*\*\*\* AERSCREEN MAXIMUM IMPACT SUMMARY \*\*\*\*\*  
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3-hour, 8-hour, and 24-hour scaled concentrations are equal to the 1-hour concentration as referenced in SCREENING PROCEDURES FOR ESTIMATING THE AIR QUALITY IMPACT OF STATIONARY SOURCES, REVISED (Section 4.5.4)  
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CALCULATION PROCEDURE	MAXIMUM 1-HOUR CONC (ug/m3)	SCALED 3-HOUR CONC (ug/m3)	SCALED 8-HOUR CONC (ug/m3)	SCALED 24-HOUR CONC (ug/m3)	SCALED ANNUAL CONC (ug/m3)
FLAT TERRAIN	3.347	3.347	3.347	3.347	N/A
DISTANCE FROM SOURCE	38.00 meters				
IMPACT AT THE AMBIENT BOUNDARY	2.598	2.598	2.598	2.598	N/A
DISTANCE FROM SOURCE	1.00 meters				



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## **Matthew F. Hagemann, P.G., C.Hg., QSD, QSP**

**Geologic and Hydrogeologic Characterization  
Investigation and Remediation Strategies  
Litigation Support and Testifying Expert  
Industrial Stormwater Compliance  
CEQA Review**

### **Education:**

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.

B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

### **Professional Certifications:**

California Professional Geologist

California Certified Hydrogeologist

Qualified SWPPP Developer and Practitioner

### **Professional Experience:**

Matt has 30 years of experience in environmental policy, contaminant assessment and remediation, stormwater compliance, and CEQA review. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) and directed efforts to improve hydrogeologic characterization and water quality monitoring. For the past 15 years, as a founding partner with SWAPE, Matt has developed extensive client relationships and has managed complex projects that include consultation as an expert witness and a regulatory specialist, and a manager of projects ranging from industrial stormwater compliance to CEQA review of impacts from hazardous waste, air quality and greenhouse gas emissions.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2014, 2017;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

**Senior Regulatory and Litigation Support Analyst:**

With SWAPE, Matt’s responsibilities have included:

- Lead analyst and testifying expert in the review of over 300 environmental impact reports and negative declarations since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at more than 100 industrial facilities.
- Expert witness on numerous cases including, for example, perfluorooctanoic acid (PFOA) contamination of groundwater, MTBE litigation, air toxins at hazards at a school, CERCLA compliance in assessment and remediation, and industrial stormwater contamination.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.

With Komex H2O Science Inc., Matt’s duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.



- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.
- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

**Executive Director:**

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

**Hydrogeology:**

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted

public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nationwide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

### **Policy:**

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9.

Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, *Oxygenates in Water: Critical Information and Research Needs*.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific

principles into the policy-making process.

- Established national protocol for the peer review of scientific documents.

### **Geology:**

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

### **Teaching:**

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt is currently a part time geology instructor at Golden West College in Huntington Beach, California where he taught from 2010 to 2014 and in 2017.

### **Invited Testimony, Reports, Papers and Presentations:**

**Hagemann, M.F.**, 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

**Hagemann, M.F.**, 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

**Hagemann, M.F.**, 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Colorado.

**Hagemann, M.F.**, 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

**Hagemann, M.F.**, 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

**Hagemann, M.F.**, 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

**Hagemann, M.F.**, 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

**Hagemann, M.F.**, 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

**Hagemann, M.F.**, 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal representatives, Parker, AZ.

**Hagemann, M.F.**, 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

**Hagemann, M.F.**, 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

**Hagemann, M.F.**, 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

**Hagemann, M.F.**, 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

**Hagemann, M.F.**, 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

**Hagemann, M.F.**, 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

**Hagemann, M.F.**, 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

**Hagemann, M.F.**, 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

**Hagemann, M.F.**, 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

**Hagemann, M.F.**, 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

**Hagemann, M.F.**, 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

**Hagemann, M.F.**, and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F.** 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

**Hagemann, M.F.**, 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

**Hagemann, M.F.**, 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

**Hagemann, M.F.**, and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

**Hagemann, M.F.**, Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

**Hagemann, M. F.**, Fukunaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

**Hagemann, M.F.**, 1994. Groundwater Characterization and Clean up at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

**Hagemann, M.F.** and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

**Hagemann, M.F.**, 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

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**Hagemann, M.F.**, 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

**Other Experience:**

Selected as subject matter expert for the California Professional Geologist licensing examinations, 2009-2011.





Technical Consultation, Data Analysis and  
Litigation Support for the Environment

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## ***Paul Rosenfeld, Ph.D.***

*Principal Environmental Chemist*

**Chemical Fate and Transport & Air Dispersion Modeling**

**Risk Assessment & Remediation Specialist**

### **Education**

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Focus on wastewater treatment.

### **Professional Experience**

Dr. Rosenfeld has over 25 years of experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, industrial, military and agricultural sources, unconventional oil drilling operations, and locomotive and construction engines. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities. Dr. Rosenfeld has also successfully modeled exposure to contaminants distributed by water systems and via vapor intrusion.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, creosote, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at sites and has testified as an expert witness on numerous cases involving exposure to soil, water and air contaminants from industrial, railroad, agricultural, and military sources.

## **Professional History:**

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner  
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)  
UCLA School of Public Health; 2003 to 2006; Adjunct Professor  
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator  
UCLA Institute of the Environment, 2001-2002; Research Associate  
Komex H<sub>2</sub>O Science, 2001 to 2003; Senior Remediation Scientist  
National Groundwater Association, 2002-2004; Lecturer  
San Diego State University, 1999-2001; Adjunct Professor  
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager  
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager  
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor  
King County, Seattle, 1996 – 1999; Scientist  
James River Corp., Washington, 1995-96; Scientist  
Big Creek Lumber, Davenport, California, 1995; Scientist  
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist  
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

## **Publications:**

**Rosenfeld P. E.**, Spaeth K., Hallman R., Bressler R., Smith, G., (2022) Cancer Risk and Diesel Exhaust Exposure Among Railroad Workers. *Water Air Soil Pollution*. **233**, 171.

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health*. 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P.**, (2015) Modeling the Effect of Refinery Emission On Residential Property Value. *Journal of Real Estate Research*. 27(3):321-342

Chen, J. A, Zapata A. R., Sutherland A. J., Molmen, D.R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.**, Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermol and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

**Rosenfeld, P.E.** & Feng, L. (2011). *The Risks of Hazardous Waste*. Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2010). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Wood and Paper Industries*. Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2009). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Petroleum Industry*. Amsterdam: Elsevier Publishing.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P.** (2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. *WIT Transactions on Ecology and the Environment, Air Pollution*, 123 (17), 319-327.

Tam L. K., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

Tam L. K., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. *Organohalogen Compounds*, 70, 000527-000530.

Hensley, A.R. A. Scott, J. J. J. Clark, **Rosenfeld, P.E.** (2007). Attic Dust and Human Blood Samples Collected near a Former Wood Treatment Facility. *Environmental Research*. 105, 194-197.

**Rosenfeld, P.E.**, J. J. J. Clark, A. R. Hensley, M. Suffet. (2007). The Use of an Odor Wheel Classification for Evaluation of Human Health Risk Criteria for Compost Facilities. *Water Science & Technology* 55(5), 345-357.

**Rosenfeld, P. E.**, M. Suffet. (2007). The Anatomy Of Odour Wheels For Odours Of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

Sullivan, P. J. Clark, J.J.J., Agardy, F. J., **Rosenfeld, P.E.** (2007). *Toxic Legacy, Synthetic Toxins in the Food, Water, and Air in American Cities*. Boston Massachusetts: Elsevier Publishing

**Rosenfeld, P.E.**, and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*. 49(9),171-178.

**Rosenfeld P. E.**, J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme For The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC) 2004*. New Orleans, October 2-6, 2004.

**Rosenfeld, P.E.**, and Suffet, I.H. (2004). Understanding Odorants Associated With Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.

**Rosenfeld, P.E.**, and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash, *Water Science and Technology*, 49( 9), 171-178.

**Rosenfeld, P. E.**, Grey, M. A., Sellew, P. (2004). Measurement of Biosolids Odor and Odorant Emissions from Windrows, Static Pile and Biofilter. *Water Environment Research*. 76(4), 310-315.

**Rosenfeld, P.E.**, Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office, Publications Clearinghouse (MS-6)*, Sacramento, CA Publication #442-02-008.

**Rosenfeld, P.E.**, and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

**Rosenfeld, P.E.**, and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality*. 29, 1662-1668.

**Rosenfeld, P.E.**, C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affect on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.

**Rosenfeld, P.E.**, and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.

**Rosenfeld, P.E.**, and Henry C. L., (2001). High carbon wood ash effect on biosolids microbial activity and odor. *Water Environment Research*. 131(1-4), 247-262.

Chollack, T. and **P. Rosenfeld**. (1998). Compost Amendment Handbook For Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

**Rosenfeld, P. E.** (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

**Rosenfeld, P. E.** (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).

**Rosenfeld, P. E.** (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

**Rosenfeld, P. E.** (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

**Rosenfeld, P. E.** (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

## **Presentations:**

**Rosenfeld, P.E.**, "The science for Perfluorinated Chemicals (PFAS): What makes remediation so hard?" Law Seminars International, (May 9-10, 2018) 800 Fifth Avenue, Suite 101 Seattle, WA.

**Rosenfeld, P.E.**, Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society*. Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

**Rosenfeld, P.E.** (April 19-23, 2009). Perfluorooctanoic Acid (PFOA) and Perfluoroactane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

**Rosenfeld, P.E.** (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P.** (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

**Rosenfeld, P. E.** (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23<sup>rd</sup> Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

**Rosenfeld, P. E.** (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23<sup>rd</sup> Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

**Rosenfeld, P. E.** (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. *The 23<sup>rd</sup> Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

**Rosenfeld P. E.** (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

**Rosenfeld P. E.** (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florida, Alabama. *The AEHS Annual Meeting*. Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition*. Lecture conducted from Boston Massachusetts.

**Paul Rosenfeld Ph.D.** (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference*. Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

**Paul Rosenfeld Ph.D.** (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

**Paul Rosenfeld Ph.D.** (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel in Irvine, California.

**Paul Rosenfeld Ph.D.** (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference*. Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

**Paul Rosenfeld Ph.D.** (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

**Paul Rosenfeld Ph.D.** (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

**Paul Rosenfeld Ph.D.** (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

**Paul Rosenfeld, Ph.D.** and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

**Paul Rosenfeld, Ph.D.** (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

**Paul Rosenfeld, Ph.D.** (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

**Rosenfeld, P. E.**, Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference Orlando, FL*.

**Paul Rosenfeld, Ph.D.** and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants..* Lecture conducted from Hyatt Regency Phoenix Arizona.

**Paul Rosenfeld, Ph.D.** (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

**Paul Rosenfeld, Ph.D.** (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

**Rosenfeld, P.E.** and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

**Rosenfeld, P.E.** and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

**Rosenfeld, P.E.** and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington..

**Rosenfeld, P.E.** and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conference*. Lecture conducted from Indianapolis, Maryland.

**Rosenfeld, P.E.** (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation*. Lecture conducted from Anaheim California.

**Rosenfeld, P.E.** (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest*. Lecture conducted from Ocean Shores, California.

**Rosenfeld, P.E.** (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

**Rosenfeld, P.E.**, C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

**Rosenfeld, P.E.**, and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.



**Rosenfeld, P.E.,** C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell*. Lecture conducted from Seattle Washington.

**Rosenfeld, P.E.,** C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest*. Lecture conducted from Lake Chelan, Washington.

**Rosenfeld, P.E.,** C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

**Rosenfeld, P.E.,** C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

## **Teaching Experience:**

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

## **Academic Grants Awarded:**

California Integrated Waste Management Board. \$41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: \$10,000 grant awarded to San Diego State University. Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. \$100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. \$20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: \$10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: \$15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. \$500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

## **Deposition and/or Trial Testimony:**

In the Superior Court of the State of California, County of San Bernardino  
Billy Wildrick, Plaintiff vs. BNSF Railway Company  
Case No. CIVDS1711810  
Rosenfeld Deposition 10-17-2022

In the State Court of Bibb County, State of Georgia  
Richard Hutcherson, Plaintiff vs Norfolk Southern Railway Company  
Case No. 10-SCCV-092007  
Rosenfeld Deposition 10-6-2022

In the Civil District Court of the Parish of Orleans, State of Louisiana  
Millard Clark, Plaintiff vs. Dixie Carriers, Inc. et al.  
Case No. 2020-03891  
Rosenfeld Deposition 9-15-2022

In The Circuit Court of Livingston County, State of Missouri, Circuit Civil Division  
Shirley Ralls, Plaintiff vs. Canadian Pacific Railway and Soo Line Railroad  
Case No. 18-LV-CC0020  
Rosenfeld Deposition 9-7-2022

In The Circuit Court of the 13th Judicial Circuit Court, Hillsborough County, Florida Civil Division  
Jonny C. Daniels, Plaintiff vs. CSX Transportation Inc.  
Case No. 20-CA-5502  
Rosenfeld Deposition 9-1-2022

In The Circuit Court of St. Louis County, State of Missouri  
Kieth Luke et. al. Plaintiff vs. Monsanto Company et. al.  
Case No. 19SL-CC03191  
Rosenfeld Deposition 8-25-2022

In The Circuit Court of the 13th Judicial Circuit Court, Hillsborough County, Florida Civil Division  
Jeffery S. Lamotte, Plaintiff vs. CSX Transportation Inc.  
Case No. NO. 20-CA-0049  
Rosenfeld Deposition 8-22-2022

In State of Minnesota District Court, County of St. Louis Sixth Judicial District  
Greg Bean, Plaintiff vs. Soo Line Railroad Company  
Case No. 69-DU-CV-21-760  
Rosenfeld Deposition 8-17-2022

In United States District Court Western District of Washington at Tacoma, Washington  
John D. Fitzgerald Plaintiff vs. BNSF  
Case No. 3:21-cv-05288-RJB  
Rosenfeld Deposition 8-11-2022

In Circuit Court of the Sixth Judicial Circuit, Macon Illinois  
Rocky Bennyhoff Plaintiff vs. Norfolk Southern  
Case No. 20-L-56  
Rosenfeld Deposition 8-3-2022

In Court of Common Pleas, Hamilton County Ohio  
Joe Briggins Plaintiff vs. CSX  
Case No. A2004464  
Rosenfeld Deposition 6-17-2022

In the Superior Court of the State of California, County of Kern  
George LaFazia vs. BNSF Railway Company.  
Case No. BCV-19-103087  
Rosenfeld Deposition 5-17-2022

In the Circuit Court of Cook County Illinois  
Bobby Earles vs. Penn Central et. al.  
Case No. 2020-L-000550  
Rosenfeld Deposition 4-16-2022

In United States District Court Easter District of Florida  
Albert Hartman Plaintiff vs. Illinois Central  
Case No. 2:20-cv-1633  
Rosenfeld Deposition 4-4-2022

In the Circuit Court of the 4<sup>th</sup> Judicial Circuit, in and For Duval County, Florida  
Barbara Steele vs. CSX Transportation  
Case No.16-219-Ca-008796  
Rosenfeld Deposition 3-15-2022

In United States District Court Easter District of New York  
Romano et al. vs. Northrup Grumman Corporation  
Case No. 16-cv-5760  
Rosenfeld Deposition 3-10-2022

In the Circuit Court of Cook County Illinois  
Linda Benjamin vs. Illinois Central  
Case No. No. 2019 L 007599  
Rosenfeld Deposition 1-26-2022

In the Circuit Court of Cook County Illinois  
Donald Smith vs. Illinois Central  
Case No. No. 2019 L 003426  
Rosenfeld Deposition 1-24-2022

In the Circuit Court of Cook County Illinois  
Jan Holeman vs. BNSF  
Case No. 2019 L 000675  
Rosenfeld Deposition 1-18-2022

In the State Court of Bibb County State of Georgia  
Dwayne B. Garrett vs. Norfolk Southern  
Case No. 20-SCCV-091232  
Rosenfeld Deposition 11-10-2021

In the Circuit Court of Cook County Illinois  
Joseph Ruepke vs. BNSF  
Case No. 2019 L 007730  
Rosenfeld Deposition 11-5-2021

In the United States District Court For the District of Nebraska  
Steven Gillett vs. BNSF  
Case No. 4:20-cv-03120  
Rosenfeld Deposition 10-28-2021

In the Montana Thirteenth District Court of Yellowstone County  
James Eadus vs. Soo Line Railroad and BNSF  
Case No. DV 19-1056  
Rosenfeld Deposition 10-21-2021

In the Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois  
Martha Custer et al.cvs. Cerro Flow Products, Inc.  
Case No. 0i9-L-2295  
Rosenfeld Deposition 5-14-2021  
Trial October 8-4-2021

In the Circuit Court of Cook County Illinois  
Joseph Rafferty vs. Consolidated Rail Corporation and National Railroad Passenger Corporation d/b/a  
AMTRAK,  
Case No. 18-L-6845  
Rosenfeld Deposition 6-28-2021

In the United States District Court For the Northern District of Illinois  
Theresa Romcoe vs. Northeast Illinois Regional Commuter Railroad Corporation d/b/a METRA Rail  
Case No. 17-cv-8517  
Rosenfeld Deposition 5-25-2021

In the Superior Court of the State of Arizona In and For the Cunty of Maricopa  
Mary Tryon et al. vs. The City of Pheonix v. Cox Cactus Farm, L.L.C., Utah Shelter Systems, Inc.  
Case No. CV20127-094749  
Rosenfeld Deposition 5-7-2021

In the United States District Court for the Eastern District of Texas Beaumont Division  
Robinson, Jeremy et al vs. CNA Insurance Company et al.  
Case No. 1:17-cv-000508  
Rosenfeld Deposition 3-25-2021

In the Superior Court of the State of California, County of San Bernardino  
Gary Garner, Personal Representative for the Estate of Melvin Garner vs. BNSF Railway Company.  
Case No. 1720288  
Rosenfeld Deposition 2-23-2021

In the Superior Court of the State of California, County of Los Angeles, Spring Street Courthouse  
Benny M Rodriguez vs. Union Pacific Railroad, A Corporation, et al.  
Case No. 18STCV01162  
Rosenfeld Deposition 12-23-2020

In the Circuit Court of Jackson County, Missouri  
Karen Cornwell, Plaintiff, vs. Marathon Petroleum, LP, Defendant.  
Case No. 1716-CV10006  
Rosenfeld Deposition 8-30-2019

In the United States District Court For The District of New Jersey  
Duarte et al, Plaintiffs, vs. United States Metals Refining Company et. al. Defendant.  
Case No. 2:17-cv-01624-ES-SCM  
Rosenfeld Deposition 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division  
M/T Carla Maersk vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS “Conti Perdido” Defendant.  
Case No. 3:15-CV-00106 consolidated with 3:15-CV-00237  
Rosenfeld Deposition 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica  
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants  
Case No. BC615636  
Rosenfeld Deposition 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica  
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants  
Case No. BC646857  
Rosenfeld Deposition 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado  
Bells et al. Plaintiffs vs. The 3M Company et al., Defendants  
Case No. 1:16-cv-02531-RBJ  
Rosenfeld Deposition 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112<sup>th</sup> Judicial District  
Phillip Bales et al., Plaintiff vs. Dow Agrosiences, LLC, et al., Defendants  
Cause No. 1923  
Rosenfeld Deposition 11-17-2017

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Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants  
Cause No. C12-01481  
Rosenfeld Deposition 11-20-2017

In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois  
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants  
Case No.: No. 0i9-L-2295  
Rosenfeld Deposition 8-23-2017

In United States District Court For The Southern District of Mississippi  
Guy Manuel vs. The BP Exploration et al., Defendants  
Case No. 1:19-cv-00315-RHW  
Rosenfeld Deposition 4-22-2020

In The Superior Court of the State of California, For The County of Los Angeles  
Warrn Gilbert and Penny Gilbert, Plaintiff vs. BMW of North America LLC  
Case No. LC102019 (c/w BC582154)  
Rosenfeld Deposition 8-16-2017, Trail 8-28-2018

In the Northern District Court of Mississippi, Greenville Division  
Brenda J. Cooper, et al., Plaintiffs, vs. Meritor Inc., et al., Defendants  
Case No. 4:16-cv-52-DMB-JVM  
Rosenfeld Deposition July 2017

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Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants  
Case No. 13-2-03987-5  
Rosenfeld Deposition, February 2017  
Trial March 2017

In The Superior Court of the State of California, County of Alameda  
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants  
Case No. RG14711115  
Rosenfeld Deposition September 2015

In The Iowa District Court In And For Poweshiek County  
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants  
Case No. LALA002187  
Rosenfeld Deposition August 2015

In The Circuit Court of Ohio County, West Virginia  
Robert Andrews, et al. v. Antero, et al.  
Civil Action No. 14-C-30000  
Rosenfeld Deposition June 2015

In The Iowa District Court for Muscatine County  
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant  
Case No. 4980  
Rosenfeld Deposition May 2015

In the Circuit Court of the 17<sup>th</sup> Judicial Circuit, in and For Broward County, Florida  
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.  
Case No. CACE07030358 (26)  
Rosenfeld Deposition December 2014

In the County Court of Dallas County Texas  
Lisa Parr et al, Plaintiff, vs. Aruba et al, Defendant.  
Case No. cc-11-01650-E  
Rosenfeld Deposition: March and September 2013  
Rosenfeld Trial April 2014

In the Court of Common Pleas of Tuscarawas County Ohio  
John Michael Abicht, et al., Plaintiffs, vs. Republic Services, Inc., et al., Defendants  
Case No. 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)  
Rosenfeld Deposition October 2012

In the United States District Court for the Middle District of Alabama, Northern Division  
James K. Benefield, et al., Plaintiffs, vs. International Paper Company, Defendant.  
Civil Action No. 2:09-cv-232-WHA-TFM  
Rosenfeld Deposition July 2010, June 2011

In the Circuit Court of Jefferson County Alabama  
Jaeante Moss Anthony, et al., Plaintiffs, vs. Drummond Company Inc., et al., Defendants  
Civil Action No. CV 2008-2076  
Rosenfeld Deposition September 2010

In the United States District Court, Western District Lafayette Division  
Ackle et al., Plaintiffs, vs. Citgo Petroleum Corporation, et al., Defendants.  
Case No. 2:07CV1052  
Rosenfeld Deposition July 2009



# Exhibit B



# INDOOR ENVIRONMENTAL ENGINEERING



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Date: September 23, 2023

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From: Francis J. Offermann PE CIH

Subject: Indoor Air Quality: 10626 W. Venice Boulevard Project, Los Angeles, CA  
(IEE File Reference: P-4752)

Pages: 19

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## Indoor Air Quality Impacts

Indoor air quality (IAQ) directly impacts the comfort and health of building occupants, and the achievement of acceptable IAQ in newly constructed and renovated buildings is a well-recognized design objective. For example, IAQ is addressed by major high-performance building rating systems and building codes (California Building Standards Commission, 2014; USGBC, 2014). Indoor air quality in homes is particularly important because occupants, on average, spend approximately ninety percent of their time indoors with the majority of this time spent at home (EPA, 2011). Some segments of the population that are most susceptible to the effects of poor IAQ, such as the very young and the elderly, occupy their homes almost continuously. Additionally, an increasing number of adults are working from home at least some of the time during the workweek. Indoor air quality also is a serious concern for workers in hotels, offices and other business establishments.

The concentrations of many air pollutants often are elevated in homes and other buildings

relative to outdoor air because many of the materials and products used indoors contain and release a variety of pollutants to air (Hodgson et al., 2002; Offermann and Hodgson, 2011). With respect to indoor air contaminants for which inhalation is the primary route of exposure, the critical design and construction parameters are the provision of adequate ventilation and the reduction of indoor sources of the contaminants.

**Indoor Formaldehyde Concentrations Impact.** In the California New Home Study (CNHS) of 108 new homes in California (Offermann, 2009), 25 air contaminants were measured, and formaldehyde was identified as the indoor air contaminant with the highest cancer risk as determined by the California Proposition 65 Safe Harbor Levels (OEHHA, 2017a), No Significant Risk Levels (NSRL) for carcinogens. The NSRL is the daily intake level calculated to result in one excess case of cancer in an exposed population of 100,000 (i.e., ten in one million cancer risk) and for formaldehyde is 40 µg/day. The NSRL concentration of formaldehyde that represents a daily dose of 40 µg is 2 µg/m<sup>3</sup>, assuming a continuous 24-hour exposure, a total daily inhaled air volume of 20 m<sup>3</sup>, and 100% absorption by the respiratory system. All of the CNHS homes exceeded this NSRL concentration of 2 µg/m<sup>3</sup>. The median indoor formaldehyde concentration was 36 µg/m<sup>3</sup>, and ranged from 4.8 to 136 µg/m<sup>3</sup>, which corresponds to a median exceedance of the 2 µg/m<sup>3</sup> NSRL concentration of 18 and a range of 2.3 to 68.

Therefore, the cancer risk of a resident living in a California home with the median indoor formaldehyde concentration of 36 µg/m<sup>3</sup>, is 180 per million as a result of formaldehyde alone. The CEQA significance threshold for airborne cancer risk is 10 per million, as established by the South Coast Air Quality Management District (SCAQMD, 2015).

Besides being a human carcinogen, formaldehyde is also a potent eye and respiratory irritant. In the CNHS, many homes exceeded the non-cancer reference exposure levels (RELs) prescribed by California Office of Environmental Health Hazard Assessment (OEHHA, 2017b). The percentage of homes exceeding the RELs ranged from 98% for the Chronic REL of 9 µg/m<sup>3</sup> to 28% for the Acute REL of 55 µg/m<sup>3</sup>.

The primary source of formaldehyde indoors is composite wood products manufactured with urea-formaldehyde resins, such as plywood, medium density fiberboard, and particleboard. These materials are commonly used in building construction for flooring, cabinetry, baseboards, window shades, interior doors, and window and door trims.

In January 2009, the California Air Resources Board (CARB) adopted an airborne toxics control measure (ATCM) to reduce formaldehyde emissions from composite wood products, including hardwood plywood, particleboard, medium density fiberboard, and also furniture and other finished products made with these wood products (California Air Resources Board 2009). While this formaldehyde ATCM has resulted in reduced emissions from composite wood products sold in California, they do not preclude that homes built with composite wood products meeting the CARB ATCM will have indoor formaldehyde concentrations below cancer and non-cancer exposure guidelines.

A follow up study to the California New Home Study (CNHS) was conducted in 2016-2018 (Singer et. al., 2019), and found that the median indoor formaldehyde in new homes built after 2009 with CARB Phase 2 Formaldehyde ATCM materials had lower indoor formaldehyde concentrations, with a median indoor concentrations of  $22.4 \mu\text{g}/\text{m}^3$  (18.2 ppb) as compared to a median of  $36 \mu\text{g}/\text{m}^3$  found in the 2007 CNHS. Unlike in the CNHS study where formaldehyde concentrations were measured with pumped DNPH samplers, the formaldehyde concentrations in the HENGH study were measured with passive samplers, which were estimated to under-measure the true indoor formaldehyde concentrations by approximately 7.5%. Applying this correction to the HENGH indoor formaldehyde concentrations results in a median indoor concentration of  $24.1 \mu\text{g}/\text{m}^3$ , which is 33% lower than the  $36 \mu\text{g}/\text{m}^3$  found in the 2007 CNHS.

Thus, while new homes built after the 2009 CARB formaldehyde ATCM have a 33% lower median indoor formaldehyde concentration and cancer risk, the median lifetime cancer risk is still 120 per million for homes built with CARB compliant composite wood products. This median lifetime cancer risk is more than 12 times the OEHHA 10 in a million cancer risk threshold (OEHHA, 2017a).

With respect to the 10626 W. Venice Boulevard Project, the buildings consist of residential and commercial spaces.

The residential occupants will potentially have continuous exposure (e.g., 24 hours per day, 52 weeks per year). These exposures are anticipated to result in significant cancer risks resulting from exposures to formaldehyde released by the building materials and furnishing commonly found in residential construction.

Because these residences will be constructed with CARB Phase 2 Formaldehyde ATCM materials and be ventilated with the minimum code required amount of outdoor air, the indoor residential formaldehyde concentrations are likely similar to those concentrations observed in residences built with CARB Phase 2 Formaldehyde ATCM materials, which is a median of 24.1  $\mu\text{g}/\text{m}^3$  (Singer et. al., 2020).

Assuming that the residential occupants inhale 20  $\text{m}^3$  of air per day, the average 70-year lifetime formaldehyde daily dose is 482  $\mu\text{g}/\text{day}$  for continuous exposure in the residences. This exposure represents a cancer risk of 120 per million, which is more than 12 times the CEQA cancer risk of 10 per million. For occupants that do not have continuous exposure, the cancer risk will be proportionally less but still substantially over the CEQA cancer risk of 10 per million (e.g., for 12/hour/day occupancy, more than 6 times the CEQA cancer risk of 10 per million).

The employees of the commercial spaces are expected to experience significant indoor exposures (e.g., 40 hours per week, 50 weeks per year). These exposures for employees are anticipated to result in significant cancer risks resulting from exposures to formaldehyde released by the building materials and furnishing commonly found in offices, warehouses, residences and hotels.

Because the commercial spaces will be constructed with CARB Phase 2 Formaldehyde ATCM materials, and be ventilated with the minimum code required amount of outdoor air, the indoor formaldehyde concentrations are likely similar to those concentrations observed in residences built with CARB Phase 2 Formaldehyde ATCM materials, which

is a median of 24.1  $\mu\text{g}/\text{m}^3$  (Singer et. al., 2020)

Assuming that the commercial space employees work 8 hours per day and inhale 20  $\text{m}^3$  of air per day, the formaldehyde dose per work-day is 161  $\mu\text{g}/\text{day}$ .

Assuming that these employees work 5 days per week and 50 weeks per year for 45 years (start at age 20 and retire at age 65) the average 70-year lifetime formaldehyde daily dose is 70.9  $\mu\text{g}/\text{day}$ .

This is 1.77 times the NSRL (OEHHA, 2017a) of 40  $\mu\text{g}/\text{day}$  and represents a cancer risk of 17.7 per million, which exceeds the CEQA cancer risk of 10 per million. This impact should be analyzed in an environmental impact report (“EIR”), and the agency should impose all feasible mitigation measures to reduce this impact. Several feasible mitigation measures are discussed below and these and other measures should be analyzed in an EIR.

In addition, we note that the average outdoor air concentration of formaldehyde in California is 3 ppb, or 3.7  $\mu\text{g}/\text{m}^3$ , (California Air Resources Board, 2004), and thus represents an average pre-existing background airborne cancer risk of 1.85 per million. Thus, the indoor air formaldehyde exposures describe above exacerbate this pre-existing risk resulting from outdoor air formaldehyde exposures.

Additionally, the SCAQMD’s Multiple Air Toxics Exposure Study (“MATES V”) identifies an existing cancer risk at the Project site of 468 per million due to the site’s elevated ambient air contaminant concentrations, which are due to the area’s high levels of vehicle traffic. These impacts would further exacerbate the pre-existing cancer risk to the building occupants, which result from exposure to formaldehyde in both indoor and outdoor air.

Appendix A, Indoor Formaldehyde Concentrations and the CARB Formaldehyde ATCM, provides analyses that show utilization of CARB Phase 2 Formaldehyde ATCM materials will not ensure acceptable cancer risks with respect to formaldehyde emissions from composite wood products.



Even composite wood products manufactured with CARB certified ultra-low emitting formaldehyde (ULEF) resins do not insure that the indoor air will have concentrations of formaldehyde that meet the OEHHA cancer risks that substantially exceed 10 per million. The permissible emission rates for ULEF composite wood products are only 11-15% lower than the CARB Phase 2 emission rates. Only use of composite wood products made with no-added formaldehyde resins (NAF), such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can insure that the OEHHA cancer risk of 10 per million is met.

The following describes a method that should be used, prior to construction in the environmental review under CEQA, for determining whether the indoor concentrations resulting from the formaldehyde emissions of specific building materials/furnishings selected exceed cancer and non-cancer guidelines. Such a design analysis can be used to identify those materials/furnishings prior to the completion of the City's CEQA review and project approval, that have formaldehyde emission rates that contribute to indoor concentrations that exceed cancer and non-cancer guidelines, so that alternative lower emitting materials/furnishings may be selected and/or higher minimum outdoor air ventilation rates can be increased to achieve acceptable indoor concentrations and incorporated as mitigation measures for this project.

#### Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment

This formaldehyde emissions assessment should be used in the environmental review under CEQA to assess the indoor formaldehyde concentrations from the proposed loading of building materials/furnishings, the area-specific formaldehyde emission rate data for building materials/furnishings, and the design minimum outdoor air ventilation rates. This assessment allows the applicant (and the City) to determine, before the conclusion of the environmental review process and the building materials/furnishings are specified, purchased, and installed, if the total chemical emissions will exceed cancer and non-cancer guidelines, and if so, allow for changes in the selection of specific material/furnishings and/or the design minimum outdoor air ventilations rates such that cancer and non-cancer guidelines are not exceeded.

1.) Define Indoor Air Quality Zones. Divide the building into separate indoor air quality zones, (IAQ Zones). IAQ Zones are defined as areas of well-mixed air. Thus, each ventilation system with recirculating air is considered a single zone, and each room or group of rooms where air is not recirculated (e.g. 100% outdoor air) is considered a separate zone. For IAQ Zones with the same construction material/furnishings and design minimum outdoor air ventilation rates. (e.g. hotel rooms, apartments, condominiums, etc.) the formaldehyde emission rates need only be assessed for a single IAQ Zone of that type.

2.) Calculate Material/Furnishing Loading. For each IAQ Zone, determine the building material and furnishing loadings (e.g., m<sup>2</sup> of material/m<sup>2</sup> floor area, units of furnishings/m<sup>2</sup> floor area) from an inventory of all potential indoor formaldehyde sources, including flooring, ceiling tiles, furnishings, finishes, insulation, sealants, adhesives, and any products constructed with composite wood products containing urea-formaldehyde resins (e.g., plywood, medium density fiberboard, particleboard).

3.) Calculate the Formaldehyde Emission Rate. For each building material, calculate the formaldehyde emission rate (µg/h) from the product of the area-specific formaldehyde emission rate (µg/m<sup>2</sup>-h) and the area (m<sup>2</sup>) of material in the IAQ Zone, and from each furnishing (e.g. chairs, desks, etc.) from the unit-specific formaldehyde emission rate (µg/unit-h) and the number of units in the IAQ Zone.

NOTE: As a result of the high-performance building rating systems and building codes (California Building Standards Commission, 2014; USGBC, 2014), most manufacturers of building materials furnishings sold in the United States conduct chemical emission rate tests using the California Department of Health “Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers,” (CDPH, 2017), or other equivalent chemical emission rate testing methods. Most manufacturers of building furnishings sold in the United States conduct chemical emission rate tests using ANSI/BIFMA M7.1 Standard Test Method for Determining VOC Emissions (BIFMA, 2018), or other equivalent chemical emission rate testing methods.

CDPH, BIFMA, and other chemical emission rate testing programs, typically certify that a material or furnishing does not create indoor chemical concentrations in excess of the maximum concentrations permitted by their certification. For instance, the CDPH emission rate testing requires that the measured emission rates when input into an office, school, or residential model do not exceed one-half of the OEHHA Chronic Exposure Guidelines (OEHHA, 2017b) for the 35 specific VOCs, including formaldehyde, listed in Table 4-1 of the CDPH test method (CDPH, 2017). These certifications themselves do not provide the actual area-specific formaldehyde emission rate (i.e.,  $\mu\text{g}/\text{m}^2\text{-h}$ ) of the product, but rather provide data that the formaldehyde emission rates do not exceed the maximum rate allowed for the certification. Thus, for example, the data for a certification of a specific type of flooring may be used to calculate that the area-specific emission rate of formaldehyde is less than  $31 \mu\text{g}/\text{m}^2\text{-h}$ , but not the actual measured specific emission rate, which may be 3, 18, or  $30 \mu\text{g}/\text{m}^2\text{-h}$ . These area-specific emission rates determined from the product certifications of CDPH, BIFA, and other certification programs can be used as an initial estimate of the formaldehyde emission rate.

If the actual area-specific emission rates of a building material or furnishing is needed (i.e. the initial emission rates estimates from the product certifications are higher than desired), then that data can be acquired by requesting from the manufacturer the complete chemical emission rate test report. For instance if the complete CDPH emission test report is requested for a CDHP certified product, that report will provide the actual area-specific emission rates for not only the 35 specific VOCs, including formaldehyde, listed in Table 4-1 of the CDPH test method (CDPH, 2017), but also all of the cancer and reproductive/developmental chemicals listed in the California Proposition 65 Safe Harbor Levels (OEHHA, 2017a), all of the toxic air contaminants (TACs) in the California Air Resources Board Toxic Air Contamination List (CARB, 2011), and the 10 chemicals with the greatest emission rates.

Alternatively, a sample of the building material or furnishing can be submitted to a chemical emission rate testing laboratory, such as Berkeley Analytical Laboratory (<https://berkeleyanalytical.com>), to measure the formaldehyde emission rate.

4.) Calculate the Total Formaldehyde Emission Rate. For each IAQ Zone, calculate the total formaldehyde emission rate (i.e.  $\mu\text{g/h}$ ) from the individual formaldehyde emission rates from each of the building material/furnishings as determined in Step 3.

5.) Calculate the Indoor Formaldehyde Concentration. For each IAQ Zone, calculate the indoor formaldehyde concentration ( $\mu\text{g/m}^3$ ) from Equation 1 by dividing the total formaldehyde emission rates (i.e.  $\mu\text{g/h}$ ) as determined in Step 4, by the design minimum outdoor air ventilation rate ( $\text{m}^3/\text{h}$ ) for the IAQ Zone.

$$C_{in} = \frac{E_{total}}{Q_{oa}} \quad (\text{Equation 1})$$

where:

$C_{in}$  = indoor formaldehyde concentration ( $\mu\text{g/m}^3$ )

$E_{total}$  = total formaldehyde emission rate ( $\mu\text{g/h}$ ) into the IAQ Zone.

$Q_{oa}$  = design minimum outdoor air ventilation rate to the IAQ Zone ( $\text{m}^3/\text{h}$ )

The above Equation 1 is based upon mass balance theory, and is referenced in Section 3.10.2 “Calculation of Estimated Building Concentrations” of the California Department of Health “Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers”, (CDPH, 2017).

6.) Calculate the Indoor Exposure Cancer and Non-Cancer Health Risks. For each IAQ Zone, calculate the cancer and non-cancer health risks from the indoor formaldehyde concentrations determined in Step 5 and as described in the OEHHA Air Toxics Hot Spots Program Risk Assessment Guidelines; Guidance Manual for Preparation of Health Risk Assessments (OEHHA, 2015).

7.) Mitigate Indoor Formaldehyde Exposures of exceeding the CEQA Cancer and/or Non-Cancer Health Risks. In each IAQ Zone, provide mitigation for any formaldehyde exposure risk as determined in Step 6, that exceeds the CEQA cancer risk of 10 per million or the CEQA non-cancer Hazard Quotient of 1.0.

Provide the source and/or ventilation mitigation required in all IAQ Zones to reduce the

health risks of the chemical exposures below the CEQA cancer and non-cancer health risks.

Source mitigation for formaldehyde may include:

- 1.) reducing the amount materials and/or furnishings that emit formaldehyde
- 2.) substituting a different material with a lower area-specific emission rate of formaldehyde

Ventilation mitigation for formaldehyde emitted from building materials and/or furnishings may include:

- 1.) increasing the design minimum outdoor air ventilation rate to the IAQ Zone.

NOTE: Mitigating the formaldehyde emissions through use of less material/furnishings, or use of lower emitting materials/furnishings, is the preferred mitigation option, as mitigation with increased outdoor air ventilation increases initial and operating costs associated with the heating/cooling systems.

Further, we are not asking that the builder “speculate” on what and how much composite materials be used, but rather at the design stage to select composite wood materials based on the formaldehyde emission rates that manufacturers routinely conduct using the California Department of Health “Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers,” (CDPH, 2017), and use the procedure described earlier above (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to insure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

**Outdoor Air Ventilation Impact.** Another important finding of the CNHS, was that the outdoor air ventilation rates in the homes were very low. Outdoor air ventilation is a very important factor influencing the indoor concentrations of air contaminants, as it is the primary removal mechanism of all indoor air generated contaminants. Lower outdoor air exchange rates cause indoor generated air contaminants to accumulate to higher indoor air concentrations. Many homeowners rarely open their windows or doors for ventilation as a

result of their concerns for security/safety, noise, dust, and odor concerns (Price, 2007). In the CNHS field study, 32% of the homes did not use their windows during the 24-hour Test Day, and 15% of the homes did not use their windows during the entire preceding week. Most of the homes with no window usage were homes in the winter field session. Thus, a substantial percentage of homeowners never open their windows, especially in the winter season. The median 24-hour measurement was 0.26 air changes per hour (ach), with a range of 0.09 ach to 5.3 ach. A total of 67% of the homes had outdoor air exchange rates below the minimum California Building Code (2001) requirement of 0.35 ach. Thus, the relatively tight envelope construction, combined with the fact that many people never open their windows for ventilation, results in homes with low outdoor air exchange rates and higher indoor air contaminant concentrations.

According to the Environmental Assessment Form - 10626 W. Venice Boulevard (Hayden Planning. 2023), the Project is close to roads with moderate to high traffic (e.g., Venice Boulevard, Overland Avenue, Washington Boulevard, etc.).

No acoustic studies of the ambient noise levels have been prepared. In order to design the building for this Project such that interior noise levels are acceptable, an acoustic study with actual on-site measurements of the existing ambient noise levels and modeled future ambient noise levels needs to be conducted. The acoustic study of the existing ambient noise levels should be conducted over a one-week period, and report the dBA CNEL or Ldn. This study will allow for the selection of a building envelope and windows with a sufficient STC such that the indoor noise levels are acceptable. A mechanical supply of outdoor air ventilation to allow for a habitable interior environment with closed windows and doors will also be required. Such a ventilation system would allow windows and doors to be kept closed at the occupant's discretion to control exterior noise within building interiors.

**PM<sub>2.5</sub> Outdoor Concentrations Impact.** An additional impact of the nearby motor vehicle traffic associated with this project, are the outdoor concentrations of PM<sub>2.5</sub>. According to the Environmental Assessment Form - 10626 W. Venice Boulevard (Hayden Planning. 2023), the Project is located in the South Coast Air Basin, which is a State and Federal non-attainment area for PM<sub>2.5</sub>.



Additionally, the SCAQMD's MATES V study cites an existing cancer risk of 468 per million at the Project site due to the site's high concentration of ambient air contaminants resulting from the area's high levels of motor vehicle traffic.

An air quality analyses should be conducted to determine the concentrations of PM<sub>2.5</sub> in the outdoor and indoor air that people inhale each day. This air quality analyses needs to consider the cumulative impacts of the project related emissions, existing and projected future emissions from local PM<sub>2.5</sub> sources (e.g. stationary sources, motor vehicles, and airport traffic) upon the outdoor air concentrations at the Project site. If the outdoor concentrations are determined to exceed the California and National annual average PM<sub>2.5</sub> exceedence concentration of 12 µg/m<sup>3</sup>, or the National 24-hour average exceedence concentration of 35 µg/m<sup>3</sup>, then the buildings need to have a mechanical supply of outdoor air that has air filtration with sufficient removal efficiency, such that the indoor concentrations of outdoor PM<sub>2.5</sub> particles is less than the California and National PM<sub>2.5</sub> annual and 24-hour standards.

It is my experience that based on the projected high traffic noise levels, the annual average concentration of PM<sub>2.5</sub> will exceed the California and National PM<sub>2.5</sub> annual and 24-hour standards and warrant installation of high efficiency air filters (i.e. MERV 13 or higher) in all mechanically supplied outdoor air ventilation systems.

### **Indoor Air Quality Impact Mitigation Measures**

The following are recommended mitigation measures to minimize the impacts upon indoor quality:

Indoor Formaldehyde Concentrations Mitigation. Use only composite wood materials (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins (CARB, 2009). CARB Phase 2 certified composite wood products, or ultra-low emitting formaldehyde (ULEF) resins, do not insure indoor formaldehyde concentrations that are

below the CEQA cancer risk of 10 per million. Only composite wood products manufactured with CARB approved no-added formaldehyde (NAF) resins, such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can insure that the OEHHA cancer risk of 10 per million is met.

Alternatively, conduct the previously described Pre-Construction Building Material/Furnishing Chemical Emissions Assessment, to determine that the combination of formaldehyde emissions from building materials and furnishings do not create indoor formaldehyde concentrations that exceed the CEQA cancer and non-cancer health risks.

It is important to note that we are not asking that the builder “speculate” on what and how much composite materials be used, but rather at the design stage to select composite wood materials based on the formaldehyde emission rates that manufacturers routinely conduct using the California Department of Health “Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers”, (CDPH, 2017), and use the procedure described above (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to insure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Outdoor Air Ventilation Mitigation. Provide each habitable room with a continuous mechanical supply of outdoor air that meets or exceeds the California 2016 Building Energy Efficiency Standards (California Energy Commission, 2015) requirements of the greater of 15 cfm/occupant or 0.15 cfm/ft<sup>2</sup> of floor area. Following installation of the system conduct testing and balancing to insure that required amount of outdoor air is entering each habitable room and provide a written report documenting the outdoor airflow rates. Do not use exhaust only mechanical outdoor air systems, use only balanced outdoor air supply and exhaust systems or outdoor air supply only systems. Provide a manual for the occupants or maintenance personnel, that describes the purpose of the mechanical outdoor air system and the operation and maintenance requirements of the system.

PM<sub>2.5</sub> Outdoor Air Concentration Mitigation. Install air filtration with sufficient PM<sub>2.5</sub> removal efficiency (e.g. MERV 13 or higher) to filter the outdoor air entering the mechanical outdoor air supply systems, such that the indoor concentrations of outdoor PM<sub>2.5</sub> particles are less than the California and National PM<sub>2.5</sub> annual and 24-hour standards. Install the air filters in the system such that they are accessible for replacement by the occupants or maintenance personnel. Include in the mechanical outdoor air ventilation system manual instructions on how to replace the air filters and the estimated frequency of replacement.

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## APPENDIX A

### INDOOR FORMALDEHYDE CONCENTRATIONS AND THE CARB FORMALDEHYDE ATCM

With respect to formaldehyde emissions from composite wood products, the CARB ATCM regulations of formaldehyde emissions from composite wood products, do not assure healthful indoor air quality. The following is the stated purpose of the CARB ATCM regulation - *The purpose of this airborne toxic control measure is to “reduce formaldehyde emissions from composite wood products, and finished goods that contain composite wood products, that are sold, offered for sale, supplied, used, or manufactured for sale in California”*. In other words, the CARB ATCM regulations do not “assure healthful indoor air quality”, but rather “reduce formaldehyde emissions from composite wood products”.

Just how much protection do the CARB ATCM regulations provide building occupants from the formaldehyde emissions generated by composite wood products? Definitely some, but certainly the regulations do not “*assure healthful indoor air quality*” when CARB Phase 2 products are utilized. As shown in the Chan 2019 study of new California homes, the median indoor formaldehyde concentration was of 22.4  $\mu\text{g}/\text{m}^3$  (18.2 ppb), which corresponds to a cancer risk of 112 per million for occupants with continuous exposure, which is more than 11 times the CEQA cancer risk of 10 per million.

Another way of looking at how much protection the CARB ATCM regulations provide building occupants from the formaldehyde emissions generated by composite wood products is to calculate the maximum number of square feet of composite wood product that can be in a residence without exceeding the CEQA cancer risk of 10 per million for occupants with continuous occupancy.

For this calculation I utilized the floor area (2,272  $\text{ft}^2$ ), the ceiling height (8.5 ft), and the number of bedrooms (4) as defined in Appendix B (New Single-Family Residence Scenario) of the Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers, Version 1.1, 2017, California



Department of Public Health, Richmond, CA. <https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx>.

For the outdoor air ventilation rate I used the 2019 Title 24 code required mechanical ventilation rate (ASHRAE 62.2) of 106 cfm (180 m<sup>3</sup>/h) calculated for this model residence. For the composite wood formaldehyde emission rate I used the CARB ATCM Phase 2 rates.

The calculated maximum number of square feet of composite wood product that can be in a residence, without exceeding the CEQA cancer risk of 10 per million for occupants with continuous occupancy are as follows for the different types of regulated composite wood products.

Medium Density Fiberboard (MDF) – 15 ft<sup>2</sup> (0.7% of the floor area), or  
Particle Board – 30 ft<sup>2</sup> (1.3% of the floor area), or  
Hardwood Plywood – 54 ft<sup>2</sup> (2.4% of the floor area), or  
Thin MDF – 46 ft<sup>2</sup> (2.0 % of the floor area).

For offices and hotels the calculated maximum amount of composite wood product (% of floor area) that can be used without exceeding the CEQA cancer risk of 10 per million for occupants, assuming 8 hours/day occupancy, and the California Mechanical Code minimum outdoor air ventilation rates are as follows for the different types of regulated composite wood products.

Medium Density Fiberboard (MDF) – 3.6 % (offices) and 4.6% (hotel rooms), or  
Particle Board – 7.2 % (offices) and 9.4% (hotel rooms), or  
Hardwood Plywood – 13 % (offices) and 17% (hotel rooms), or  
Thin MDF – 11 % (offices) and 14 % (hotel rooms)

Clearly the CARB ATCM does not regulate the formaldehyde emissions from composite wood products such that the potentially large areas of these products, such as for flooring, baseboards, interior doors, window and door trims, and kitchen and bathroom cabinetry, could be used without causing indoor formaldehyde concentrations that result in CEQA

cancer risks that substantially exceed 10 per million for occupants with continuous occupancy.

Even composite wood products manufactured with CARB certified ultra low emitting formaldehyde (ULEF) resins do not insure that the indoor air will have concentrations of formaldehyde that meet the OEHHA cancer risks that substantially exceed 10 per million. The permissible emission rates for ULEF composite wood products are only 11-15% lower than the CARB Phase 2 emission rates. Only use of composite wood products made with no-added formaldehyde resins (NAF), such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can insure that the OEHHA cancer risk of 10 per million is met.

If CARB Phase 2 compliant or ULEF composite wood products are utilized in construction, then the resulting indoor formaldehyde concentrations should be determined in the design phase using the specific amounts of each type of composite wood product, the specific formaldehyde emission rates, and the volume and outdoor air ventilation rates of the indoor spaces, and all feasible mitigation measures employed to reduce this impact (e.g. use less formaldehyde containing composite wood products and/or incorporate mechanical systems capable of higher outdoor air ventilation rates). See the procedure described earlier (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to insure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Alternatively, and perhaps a simpler approach, is to use only composite wood products (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins.

# Exhibit C



WI #23-001.13

October 30<sup>th</sup>, 2023

Ms. Marjan Kris Abubo  
Lozeau | Drury LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

**SUBJECT: 10626 W Venice Blvd  
Los Angeles, California  
Review and Comment on Noise Study**

Dear Ms. Abubo,

Per your request, Wilson Ihrig has reviewed the information and noise impact analysis in the following document:

*Environmental Noise Impact Analysis for the 10626 Venice Boulevard Mixed-Use  
Building Project  
Cadence Environmental Consultants  
September 30, 2021*

The Proposed Project is a seven-story mixed-use development with 109 residential units and over 3,000 square feet of commercial space. The project site is located in the City of Los Angeles, bounded by Overland Ave to the west, Venice Blvd to the north, existing commercial and office space to the east, and an alleyway to the south. The closest sensitive uses are residences directly to the south across the alley at 3820 Overland Ave and 3821 Keystone Av.

Wilson Ihrig, Acoustical Consultants, has practiced exclusively in the field of acoustics since 1966. During our 57 years of operation, we have prepared hundreds of noise studies for Environmental Impact Reports and Statements. We have one of the largest technical laboratories in the acoustical consulting industry. We also utilize industry-standard acoustical programs such as Roadway Construction Noise Model (RCNM), SoundPLAN, and CADNA. In short, we are well qualified to prepare environmental noise studies and review studies prepared by others.

## Adverse Effects of Noise<sup>1</sup>

Although the health effects of noise are not taken as seriously in the United States as they are in other countries, they are real and, in many parts of the country, pervasive.

**Noise-Induced Hearing Loss.** If a person is repeatedly exposed to loud noises, he or she may experience noise-induced hearing impairment or loss. In the United States, both the Occupational Health and Safety Administration (OSHA) and the National Institute for Occupational Safety and Health (NIOSH) promote standards and regulations to protect the hearing of people exposed to high levels of industrial noise.

**Speech Interference.** Another common problem associated with noise is speech interference. In addition to the obvious issues that may arise from misunderstandings, speech interference also leads to problems with concentration fatigue, irritation, decreased working capacity, and automatic stress reactions. For complete speech intelligibility, the sound level of the speech should be 15 to 18 dBA higher than the background noise. Typical indoor speech levels are 45 to 50 dBA at 1 meter, so any noise above 30 dBA begins to interfere with speech intelligibility. The common reaction to higher background noise levels is to raise one's voice. If this is required persistently for long periods of time, stress reactions and irritation will likely result.

**Sleep Disturbance.** Noise can disturb sleep by making it more difficult to fall asleep, by waking someone after they are asleep, or by altering their sleep stage, e.g., reducing the amount of rapid eye movement (REM) sleep. Noise exposure for people who are sleeping has also been linked to increased blood pressure, increased heart rate, increase in body movements, and other physiological effects. Not surprisingly, people whose sleep is disturbed by noise often experience secondary effects such as increased fatigue, depressed mood, and decreased work performance.

**Cardiovascular and Physiological Effects.** Human's bodily reactions to noise are rooted in the "fight or flight" response that evolved when many noises signaled imminent danger. These include increased blood pressure, elevated heart rate, and vasoconstriction. Prolonged exposure to acute noises can result in permanent effects such as hypertension and heart disease.

**Impaired Cognitive Performance.** Studies have established that noise exposure impairs people's abilities to perform complex tasks (tasks that require attention to detail or analytical processes) and it makes reading, paying attention, solving problems, and memorizing more difficult. This is why there are standards for classroom background noise levels and why offices and libraries are designed to provide quiet work environments.

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<sup>1</sup> More information on these and other adverse effects of noise may be found in *Guidelines for Community Noise*, eds B Berglund, T Lindvall, and D Schwela, World Health Organization, Geneva, Switzerland, 1999. (<https://www.who.int/docstore/peh/noise/Comnoise-1.pdf>)

## Baseline Noise is Not Properly Established

The Categorical Exemption (CatEx) relies on one short-term measurement of 15-minute duration (Table 3). To conduct the CEQA analysis, the baseline must be established for evening and nighttime conditions. Without this data, it is not possible to evaluate the significance of noise sources operating during non-daytime hours. The FTA's 2018 Transit Noise and Vibration Impact Assessment Manual<sup>2</sup> Appendix E recommends a minimum of three one-hour Leq noise measurements, including during peak-hour roadway traffic, midday, and nighttime recordings, to estimate the Ldn/CNEL.

Furthermore, the noise analysis relies on these short-term measurements without any discussion of how typical these data were for daytime conditions or how they would apply to evening or nighttime conditions. Venice Blvd. is a high-volume road and there's no evidence provided that the time selected for noise measurements is representative of rest of the day. Environmental noise can vary widely throughout the day (perhaps +/- 10 dBA or more for areas with intermittent local traffic) and relying on measurements that represent only 2% of the daytime hours (7 AM to 7 PM) leaves quite a lot for interpretation.

Additionally, the location of the study may not be sufficient as well. While getting noise within the alley accurately describes the noise environment for the south side of the building, it is not representative of the noise environment for the north side of the building, since the measurements in the alley will be shielded from Venice Blvd, the main noise source in the area. Ideally, two 24-hour measurements or one 24-hour measurement and a short-term measurement adjusted to the 24-hour measurement should be conducted to properly set baseline levels.

## Potentially Significant Construction Impacts

### Noise

CEQA requires evaluation of whether a project would cause a substantial temporary or permanent increase in ambient noise levels. The CatEx establishes only the Los Angeles Municipal Code (LAMC) Section 41.40<sup>3</sup> as the threshold for significant noise exposure from the noise generated by the project. This standard prohibits construction noise Monday through Friday, 9:00 p.m. to 7:00 a.m. (starting at 8:00 p.m. On Saturday).

The document cites section 112.05 of the LAMC stating that any construction equipment "may not generate a maximum noise level exceeding 75 dBA at a distance of 50 feet from the equipment." This statute neither has enforcement mechanism nor considers cumulative effects of multiple pieces of equipment.

This document's interpretation of this statute implies that there are no thresholds of significance for daytime construction noise, and any increase in noise is insignificant so long as the construction activities are conducted only during daytime hours. Hypothetically, under the logic of this document, there is no noise level – no matter how extreme – where daytime construction noise would be considered an impact. CEQA requires the project applicants to assess if there will be a substantial increase in ambient levels.

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<sup>2</sup> [https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123\\_0.pdf](https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf)

<sup>3</sup> [https://codelibrary.amlegal.com/codes/los\\_angeles/latest/lamc/0-0-0-128777](https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-128777)



Other applicable standards do exist for daytime construction noise impacts, such as in Section 7.1 of the FTA Manual, which sets a daytime construction noise threshold at 80 dBA. Construction noise has the potential to reach this level. According to Table 7, noise levels during Excavation, Structural work and Finishing work are all modeled to be over 83 dBA at 50 feet. Demolition of the existing smog check facility at 10620 Venice Blvd is 19 feet from the nearest sensitive residence, meaning construction noise levels will be over this 80 dBA threshold. Using a distance correction, this 83 dBA level is over 90 dBA at 20 feet, which is 30 dBA above the measured ambient levels. A 30 dBA increase can be perceived as eight times as loud<sup>4</sup>. An eight-fold increase of sound would constitute a substantial temporary increase in ambient noise level, and a full environmental impact report (EIR) should be produced.

### **Vibration**

Table 1 sets the vibration annoyance criteria as 0.1 PPV (in/sec) and the vibration damage criteria at 0.3 PPV. Using the source level and distance adjustments found in the aforementioned FTA Manual, we can model the distance that the threshold values of 0.1 and 0.3 PPV will be achieved and compare this distance to the distances between the project and the nearest residential receptors. A vibratory roller, not mentioned in the CatEx but not uncommon on similar projects, would exceed the 0.3 PPV damage threshold at 19 feet. A bulldozer, included in the CatEx, would exceed the 0.1 PPV annoyance threshold at 19 feet. The closest the demolished building at 10620 Venice Blvd is to a structure at 3821 Keystone Av is 19 feet. This means there is potential for both the damage threshold and the annoyance threshold to be exceeded.

Additionally, the damage threshold was not considered for the existing commercial building at 10606 Venice Blvd. According to project plans, construction will occur within 6 feet of this building. Using the same table 19 reference from the Caltrans Transportation and Construction Vibration Guidance Manual<sup>5</sup>, Modern industrial/commercial buildings have a damage threshold of 0.5 PPV. This threshold would be exceeded during use of a Vibratory Roller, Large Bulldozer or Loaded Truck at this distance. As such, this development is not eligible for a categorical exemption and a full environmental impact report should be developed.

### **Operational Noise Impact Analysis Should be Updated**

The analysis sufficiently presents reasonable thresholds of significance for operational noise. It also presents a satisfactory reasoning for why traffic levels will not cause increased noise levels at nearby receptors. However, the CatEx cites an expectation that the project noise would be similar to what is currently on site, stating “the proposed project would result in the replacement of several existing residential and commercial buildings with a new mixed-use commercial and multi-family building. Noise levels associated with the new building would be largely restricted to indoor areas (unless a window is open) and the parking garage. As such, the operational noise levels at the project site would be similar to the existing noise levels at the site and the surrounding buildings.” We believe this may not be an accurate assumption of future noise conditions.

The existing mechanical equipment for multiple small-plot 1-2 story buildings is very different in size and character from what would be required for a seven-story residential structure. For instance, the

<sup>4</sup> <https://www.nps.gov/subjects/sound/understandingsound.htm>

<sup>5</sup> <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf>

Project equipment would operate during the nighttime hours, whereas HVAC for commercial office buildings can be shutdown at night.

In our experience there would be several mechanical units on the rooftop. Such equipment could include air cooled condenser fans with a typical sound rating of 85 sound power level (PWL), and several make up air fans as large as 40,000 cubic feet per minute (CFM) (90 dBA PWL). A combination of two or more fans would generate a noise level on the order of 65 dBA at a distance of 20 ft. In the absence of ambient data during evening (or nighttime) conditions, these could also be much more than 5 dBA higher than the existing evening (or nighttime) ambient. Noise from rooftop equipment would be potentially significant and should be evaluated in an EIR with more specific information and compared to nighttime ambient conditions.

### Conclusion

Ambient measurements have not been properly conducted and do not represent the residential buildings near the site. The Project should conduct ambient measurements at sensitive receptors to properly characterize existing conditions. The project should provide an operational noise analysis reflecting the HVAC system design. Finally, the project may result in potentially significant noise and vibration construction impacts and mitigation should be addressed.

Please feel free to contact me with any questions on this information.

Very truly yours,  
WILSON IHRIG



John Meighan  
Associate

comments on 10626 w venice blvd noise analysis.docx



## JACK MEIGHAN

*Associate*

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Jack joined Wilson Ihrig in 2021 and works out of our Los Angeles office. He is an experienced acoustical engineer with expertise in projects involving rail transit systems, highways, CEQA analysis, environmental noise reduction, mechanical drawing reviews, and construction noise and vibration mitigation. He has hands-on experience with project management, including client coordination and presentations, as well as in designing, developing, and testing MATLAB code used in acoustics applications. His expertise includes field measurements, developing test plans and specifying, purchasing, setting up and repairing acoustic measurement equipment. He has experience in using Traffic Noise Model (TNM), CadnaA, EASE, Visual Basic, LabView, and CAD software.

### Education

- B.S. in Mechanical Engineering, University of Southern California, Los Angeles, CA
- 

### Project Experience

#### ***LA Metro Regional Connector, Los Angeles CA***

Planned, took, and processed measurements as part of a team to determine the effectiveness of floating slab trackwork for a new subway in downtown Los Angeles that travels below the Walt Disney Concert Hall and the Colburn School of Music.

#### ***Rodeo Credit Enterprise CEQA Analysis for New Construction, Palmdale, CA***

Wrote an accepted proposal and executed it for a noise study project to determine noise mitigation requirements on a new housing development. Led all aspects of the project and managed the budget during all phases of project completion. Completed five separate projects of this type for this company.

#### ***Blackhall Studios, Santa Clarita, CA***

Led the vibration measurement effort for a new soundstage directly adjacent to an existing freight and commuter rail line. Tested equipment, processed data, and analyzed results to determine the vibration propagation through the soil to the proposed soundstage locations, and was part of the team that developed mitigation techniques for the office spaces directly next to the rail line.

#### ***Octavia Residential Condos CEQA Study, San Francisco, CA***

Calculated the STC ratings for the proposed windows to meet Title 24 requirements, modeled the acoustic performance of floor and ceiling structures, researched noise codes, helped with a mechanical design review, and wrote a report summarizing the results for a new Condominium project being developed in San Francisco.

#### ***ARRIVE San Diego Airport Terminal 1 Replacement, CA***

Conducted interior noise and vibration measurements, analyzed measurement data to help determine project criteria, modeled the existing and future terminals in CadnaA, and was part of a team that did a complete HVAC analysis of the entire terminal, as part of a CEQA analysis where a new terminal for the airport is being designed.

#### ***Five Points Apartments Noise Study, Whittier, CA***

Conducted measurements, researched sound data and solutions, and recommended mitigation for a new apartment complex that was located next to an existing car wash, as part of a CEQA review.

***USC Ellison Vibration Survey, Los Angeles, CA***

Conducted vibration measurements as part of a survey to determine the effectiveness of vibration isolation platforms that are used to insulate cell growth in a cancer research facility. Determined the effectiveness and presented this information to the client. Researched and recommended a permanent monitoring system so the client could view data in real time.

***TEN50 Condos Noise Investigation, Los Angeles, CA***

Was part of a team that investigated the noise source of an unwanted popping noise in luxury condominiums in Downtown Los Angeles. Helped isolate the noise source location with accelerometers to determine where vibrations were occurring first and used an acoustic camera to determine where in the condo the noise was coming from.

***2000 University Mixed-Use Building, Berkely, CA***

Wrote a construction noise monitoring plan based on environmental noise calculations, as required by CEQA, wrote a report summarizing the results, and attended a client meeting to discuss options.

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***Bay Area Rapid Transit (BART) On-Track, CA, San Francisco Bay Area, CA\****

Day to day project manager, responsible for meetings, presentations, and coordination with the client for an ongoing noise study on the BART system. Developed MATLAB code to process measurements and determine areas where high corrugation was present, contributing to excessively high in-car noise levels. Performed noise measurements inside both the right of way and the vehicle cabin, in addition to rail corrugation measurements.

***California I-605/SR-60 Interchange Improvement, Los Angeles, CA\****

Developed a noise model of the area that predicted sound levels for abatement design, in addition to conducting noise measurements and analysis. Led the Team in use of the FHWA Traffic Noise Model Software for the project, involving three major highways and two busy interchanges extending over 17 miles in southern California.

***Sound Transit On-Track, Seattle, WA\****

Took measurements, fixed equipment, and developed software in MATLAB to process Corrugation Analysis Trolley measurements as part of an ongoing noise study on the Sound Transit Link system. Tested vibration data to determine the best measurement and processing techniques to store the data in an online database for in-car measurements.

***LA Metro CRRC Railcar Testing, Los Angeles, CA\****

Led the effort to plan the measurements, determine measurement locations and finalize the test plan. Formulated a method to capture speed data directly from legacy train vehicles. Executed noise and vibration specification measurements for new rail cars delivered by CRRC.

***City of Los Angeles, Pershing Square Station Rehabilitation Noise Monitoring, CA\****

Built noise models, wrote a construction noise plan, and assisted in on-site construction noise issues as they arose for a renovation of the Pershing Square metro station in downtown Los

Angeles. Trained construction personnel in techniques for noise reduction and how to conduct noise monitoring measurements to meet project specifications.

***City of Orange Metrolink Parking Garage Construction Monitoring, CA\****

Wrote an adaptive management vibration monitoring plan, set up equipment to monitor live vibration levels, and generated weekly reports as part of an effort to build a new parking garage. Designed, planned, and completed measurements to predict and mitigate pile driving construction impacts at three historic building locations adjacent to the construction site. Coordinated with the client whenever an on-site problem arose.

***LA Metro Westside Subway Construction, Los Angeles, CA\****

Planned, organized, and processed noise measurements for the Purple Line extension construction. Implemented both long term microphones to measure noise levels and accelerometers to measure vibration levels in existing subway tunnels. Oversaw noise monitoring at sensitive construction sites for the project and worked with the contractor to find ways to reduce construction noise levels by approximately 10dB.

***Montreal Réseau Express Métropolitain, Canada\****

Conducted vibration propagation measurements used to create models to predict operational vibration levels for an under-construction transit line. Managed equipment, solved problems in the field, and wrote parts of the report summarizing the findings of the acoustic study.

***NCHRP Research Report 882 & 886, Multiple Locations (Dayton and Columbus, OH)***

Took on-highway measurements and wrote, designed, developed, and tested MATLAB code to identify specific spectrograms to use for analyses for a project evaluating barrier reflected highway traffic noise differences in the presence of a single absorptive or reflective noise barrier.

***Siemens Railcar Testing for Sound Transit, Seattle, WA\****

Measured in-car noise and vibration for new rail cars delivered by Siemens. Developed new internal techniques for measurements based on the written specifications. Contributed to the team that helped identify issues that new cars had in meeting the Sound Transit specifications for noise and vibration. Participated in developing the test plan and specified then acquired new equipment for the measurement.

***Toronto/Ontario Eglinton Crosstown Light Rail, Final Design, Canada\****

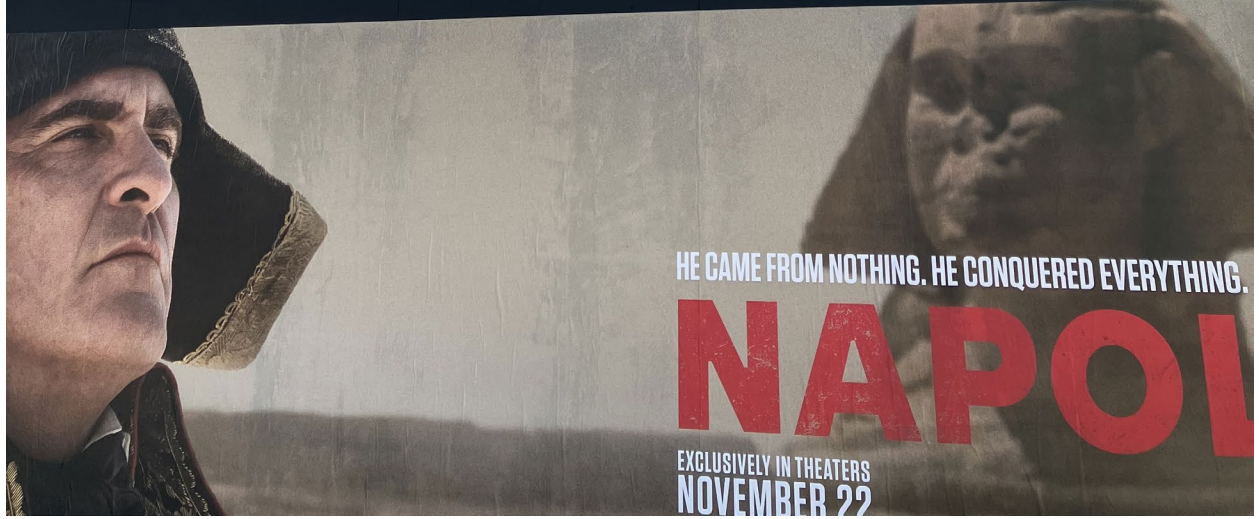
Assisted in vibration propagation measurements, analysis, and recommendations for mitigation for a 12-mile light-rail line both on and under Eglinton Avenue. Set up and ran equipment for at-grade measurements with an impact hammer for underground measurements with an impact load cell that was used during pre-construction borehole drilling.

# EXHIBIT D



10602 Venice Blvd. – Auto Repair Shop







**PAIR SERVICE**

**45 MINUTE SERVICE**  
AUTOMATIC SERVICE EXCELLENCE

**10602**

VISA

**E&J FOREIGN CAR REPAIR**  
J.M. JAGUAR VOLVO BMW MG 287-08

NOTICE  
24 HOUR VIDEO SURVEILLANCE

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EXCLUSIVELY IN THEATERS  
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**RIDLEY SCOTT**

ACADEMY AWARD® WINNER  
**JOAQUIN PHOENIX**

WRITTEN BY  
**DAVID SCARPA**

#Napoleon  
Napoleon.movie

COLUMBIA PICTURES  
A Sony Company



10620 Venice Blvd. – Automotive Repair Shop









10646 Venice Blvd. – Gas Station





3819 Keystone Ave. – Child Care Center







(Note: proximity between Project site and Perez Family Child Daycare. The two properties are separated by an alleyway.)



9410 Topanga Canyon Boulevard, Suite 101  
Chatsworth, CA 91311  
Phone 310-469-6700

March 31, 2024

Mr. More Song  
City Planner  
Los Angeles City Planning  
200 N. Spring St., Room 763  
Los Angeles, CA 90012

**Re: Response to Lozeau Drury LLP Comments dated February 5, 2024**

Dear Mr. Song:

CAJA Environmental Services, LLC (CAJA) prepared responses to the comments submitted by Lozeau Drury LLP in its comment letter dated February 5, 2024 related to Case No. 2021-3405-TOC-SPR-HCA, ENV-2021-3407-CE. The individual comments and responses are included on the attached pages.

If you have any questions or require additional information, do not hesitate to contact me. Thank you.

Sincerely,

*Kerrie Nicholson*

Kerrie Nicholson  
CAJA Environmental Services, LLC

**ATTACHMENT A**

**Lozeau Drury Comment Letter**



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February 5, 2024

***Via Email***

Los Angeles City Planning Commission  
Samantha Millman, President  
Caroline Choe, Vice President  
Maria Cabildo, Commissioner  
Ilissa Gold, Commissioner  
Monique Lawshe, Commissioner  
Helen Leung, Commissioner  
Karen Mack, Commissioner  
Jacob Noonan, Commissioner  
Elizabeth Zamora, Commissioner  
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**Comment on Proposed Class 32 CEQA Exemption (“Infill Development”) for the 10626 Venice Boulevard Project – (2021-3405-TOC-SPR-HCA, ENV-2021-3407-CE)**

Dear President Millman and Honorable Members of the Planning Commission,

I am writing on behalf of Supporters Alliance for Environmental Responsibility (“SAFER”) regarding the proposed Class 32 Infill Development Categorical Exemption (“Categorical Exemption” or “Class 32 Exemption”) for a seven-story mixed-use project proposed at 10602-10646 W. Venice Boulevard in the City of Los Angeles (“Project”). On August 30, 2023, the Hearing Officer determined that the Project is exempt from California Environmental Quality Act (“CEQA”) pursuant to the Class 32 Exemption, and as a result, no additional review of the Project’s environmental impacts is required.

After further review, SAFER appeals the City of Los Angeles (“City”) Hearing Officer’s determination which will exempt the Project (DIR-2021-3405-TOC-SPR-HCA, ENV-2021-3407-CE) from review under the California Environmental Quality Act (“CEQA”). As discussed below, the Project does not qualify for the Class 32 Exemption. Since the Project is not exempt from CEQA, an Initial Study must be prepared and circulated to determine the appropriate level of CEQA review required, be it an Environmental Impact Report (“EIR”) or a Mitigated Negative Declaration (“MND”).

**PROJECT DESCRIPTION**

The Applicant, Isaac Cohanzad of Wiseman Residential, seeks to develop the Project at 10602-10646 W. Venice Boulevard. The project involves the construction, use, and maintenance of a new seven-story, approximately 73 feet high, mixed-use building with 214 residential units above approximately 15,804 square feet of commercial space on the ground floor. The project proposes to provide 238 vehicle parking spaces within two subterranean levels and a portion of the ground floor. The Project is directly adjacent to a daycare center and a couple of the parcels were currently uses/formerly used for automotive repair services.

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### LEGAL STANDARD

CEQA identifies certain classes of projects which are exempt from the provisions of CEQA, called Categorical Exemptions. (14 CCR §§ 15300, 15354.) “Exemptions to CEQA are narrowly construed and “[e]xemption categories are not to be expanded beyond the reasonable scope of their statutory language.” (*Mountain Lion Foundation v. Fish & Game Com.* (1997) 16 Cal.4th 105, 125.) The determination as to the appropriate scope of a categorical exemption is a question of law subject to independent, or de novo, review. (*San Lorenzo Valley Community Advocates for Responsible Education v. San Lorenzo Valley Unified School Dist.*, (2006) 139 Cal. App. 4th 1356, 1375 (“[Q]uestions of interpretation or application of the requirements of CEQA are matters of law. (Citations). Thus, for example, interpreting the scope of a CEQA exemption presents ‘a question of law, subject to de novo review by this court.’ (Citations).”.)

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Here, the City is relying on the Class 32 Exemption pursuant to CEQA Guidelines section 15332, which exempts infill development projects from CEQA where the following conditions are met:

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

(14 CCR § 15332 [emph. added].)

As discussed below, the Project does not qualify for the Infill Exemption because the Project will have significant noise and air quality impacts. As a result, the Project is not exempt from CEQA and the City must prepare an Initial Study followed by an EIR or MND prior to approval of the Project.

### DISCUSSION

#### I. The Project Cannot be Exempted from CEQA Because it is Listed on the Cortese List.

CEQA makes it clear, “[n]o project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code [Cortese List] shall be exempted from this division pursuant to subdivision (a) [categorical exemptions].” (PRC § 21084(c).) The provisions in Government Code Section 65962.5 are commonly referred to as the “Cortese List.” A Cortese listing can be effected for “underground storage tanks for which an unauthorized release report is filed pursuant to Section 25295 of the Health and Safety Code.” (Govt. Code § 65962.5(c)(1).) The GeoTracker list is one of the lists in the Cortese List.

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As the Court of Appeal has stated, “[w]e agree that the Legislature intended that projects on these [Cortese List] sites should not be categorically exempt from CEQA because they may be more likely to involve significant effects on the environment.” *Parker Shattuck Neighbors v. Berkeley City Council*, 222 Cal. App. 4th 768, 781 (2013); *McQueen v. Mid-Peninsula Board*, 202 Cal.App.3d 1136, 1149, (“the known existence of....hazardous wastes on property to be acquired is an unusual circumstance threatening the environment” and the project may not be exempted from CEQA review); *Association for a Cleaner Environment v. Yosemite Comm. College*, 110 Cal.App.4th 629 (2004) (presence of hazardous materials makes CEQA exemption improper).

Here, the parcel where an active gas station currently operates is on the Cortese List. The Project site is listed on the State of California’s Cortese list as a closed site under GeoTracker due to its extensive soil contamination which has been remediated.<sup>1</sup> The GeoTracker listing notes extensive soil contamination and the City

<sup>1</sup> [https://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0603701260](https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603701260).



is made aware of this fact due to its receipt of the 2008 Letter from the State Water Resources Control Board (“SWRCB”):

“A portion of the Project Site was once listed as a Leaking Underground Storage Tank (LUST) Cleanup Site in the State Water Resources Control Board (SWRCB) GeoTracker database (1994–2008). However, the site underwent remediation, and the Cleanup Status of the site has been deemed “Completed – Case Closed as of 4/17/2008.” Thus, the Project would not create a hazard to the public or the environment as a result of being listed on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, this Exception does not apply to the Project.”

(Categorical Exemption, p. 34.)

**Even if the status on the Geotracker lists the site as “Closed”, the City does not refute the fact that the site is still included on the Cortese List.** Additionally, the closure letter cannot be conclusive evidence that no additional remediation is necessary, especially since the analysis was performed under the assumption that the site will continue serving its purpose as an active gasoline service station, and not for residential development. In fact, the letter was issued way before the Applicant purchased and owned the property, **and the letter itself requires notification and a report to the SWRCB if the site were to be abandoned for other uses.** Nowhere in the letter does it explain that the remediation analysis would be sufficient for future residential use, for which the Project will primarily be developed for.

Therefore, the Project cannot proceed under a Class 32 Exemption, a Phase I ESA must be prepared pursuant to the Environmental Assessment form, and at the very least, the City must direct staff to prepare an Initial Study to determine what level of environmental review is truly required for this Project.

## II. The Unusual Circumstances Exception Precludes Reliance on the Class 32 Exemption.

The Class 32 Exemption cannot apply because unusual circumstances on and around the Project site create a reasonable possibility of the Project’s potentially significant environmental impacts. A categorical exemption is inapplicable “where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.” (14 CCR 15300.2(c).) In *Berkeley Hillside Preservation v. City of Berkeley*, the California Supreme Court explained that there are two ways a party may invoke the unusual circumstances exception. First, “a party may establish an unusual circumstance with evidence that the project will have a significant environmental effect. That evidence, if convincing, necessarily also establishes ‘a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.’” (*Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1105 [emph. added].) Alternatively, “[a] party invoking the exception may establish an unusual circumstance without evidence of an environmental effect, by showing that the project has some feature that distinguishes it from others in the exempt class. In such a case, to render the exception applicable, the party need only show a reasonable possibility of a significant effect due to that unusual circumstance.” (*Id.*)

As applied, there are unusual circumstances that preclude reliance on the Categorical Exemption. Here, the Project is proposed on land that is or was developed with an existing gas station, and such use on the Project site may have resulted in site contamination that must be remediated. (April 2021 Environmental Assessment, p. 4.) At the time this comment was submitted, no such remediation plan had been prepared or performed on the Project site. Despite the presence and/or high likelihood of soil contamination and the Applicant’s commitment to remediating the Project site, a Phase I Environmental Site Assessment (“Phase I ESA”) was still not prepared or included into the record. The only document that mentions the vague remediation activities performed on the site is a 2008 Closure Letter from the Los Angeles Regional Water Quality Control Board explaining that the site was remediated. In spite of the letter, neither the City nor the Applicant can rely on a decision made over a decade ago as substantive evidence that no further remediation activities are required, especially since the Applicant was neither the owner of the Project site at the time remediation activities were undertaken nor when the closure letter was prepared.

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cont.

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Additionally, as shown in the graphic below, further inspection of the Project site reveals that not only a gas station, but two automobile repair shops are located on the Project site. While the Applicant notes the presence of the gas station, the Applicant failed to identify and address the two automobile repair shops on the Project site. Pictures of the Project site captured on November 7, 2023 shows the current operations and confirms the Project site's existence of automobile repair shops. (Exhibit D.) As such, there was no analysis prepared that considered the impacts that results from both automotive repair shops.



**Table 1: Yellow boxes indicating an active gas station to the left and two automotive repair stations to the right. Blue box indicates a family childcare business adjacent to the Project site.**

Furthermore, the Project site is located adjacent to a daycare center, as evidenced in the above Table 1 (See also, picture on Exhibit D regarding Child Care Center's proximity to Project site.) In a September 2021 Letter addressed to the City, the Palms Neighborhood Council expressed opposition to the Project as it related to the health and safety of the young students at Perez Family Child Care. (Exhibit D.) As expressed in their letter, "Several stakeholders, the preschool's owners among them, are concerned about the safety of the children in the preschool and also the financial impact that extended construction activity would have on the business. Wiseman Residential has another project in Palms at 3741 Motor that is next to Tree House School and it has violated agreements made with that school, putting its students at risk, so we have heightened concerns about another project next to another preschool." (2021 Palms Neighborhood Council Letter.)

Lastly, as explained above, the Project site is within the Methane Buffer Zone. While the City acknowledges this fact and has conceded that regulatory measures will prevent any significant impacts, it has neither required any mitigation measures to be implemented to the Project design as a Condition of Approval nor are there any Project plans that specify how its design will reduce the Project's impacts below a level of significance. Without any guarantee that the mitigation measures will be implemented, significant impacts related to methane will remain.

As such, there are existing unusual circumstances that preclude reliance on a Categorical Exemption. Clearly, without any safeguards, not only is the City's decision to proceed with the Project a clear violation of its own municipal code, but doing so under a CEQA Exemption violates the law. Provided the clear presence of hazards and hazardous materials on the Project site, the Project cannot qualify for a Class 32 Exemption, and the City must perform additional environmental review under CEQA to proceed with the Project.

### III. The City Cannot Rely on a Class 32 Exemption Because There is a Fair Argument that there are Significant Adverse Impacts that Necessitate an EIR.

The Project cannot proceed under a Class 32 Exemption because soil contamination at a proposed Project site creates a fair argument that there may be significant adverse impacts, which necessitates the preparation of an EIR. In *ACE v. Yosemite*, 116 Cal.App.4th 629, the court held that an EIR was required to disclose, analyze, and cleanup existing lead contamination on a site from an old shooting range. The court stated that CEQA review was required because “lead contamination could spread at the removal site as well as the site receiving the salvageable portions. ...cars driving on lead-contaminated soil could lift lead-contaminated dust into the air. Students and staff walking through the area could pick up lead contamination on their shoes and clothing, potentially spreading it throughout the campus or taking it to their homes.” (*Id.* at 640 (emphasis added).) Other contamination cases, and CEQA’s legislative history, hold similarly. (See *McQueen v. Mid-Peninsula Board*, 202 Cal.App.3d 1136, 1149 (site contaminated with PCBs could not be exempted from CEQA review and CEQA analysis was required to propose cleanup plan for public review and scrutiny); *Quail Botanical Gardens Foundation, Inc. v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1599 (petitioners raised, but court did not reach issue of “toxic contamination on the subdivision property”).)

Here, the Environmental Assessment prepared around April 2021 explains that a Phase I ESA is required to be prepared and that the area will be remediated due to an existing gas station that currently occupies the Project site. (2021 Environmental Assessment, p. 4.) However, in preparing the Categorical Exemption, neither the City nor the Applicant prepared a Phase I Environmental Site Assessment (“ESA”) for the Project site, even when such Phase I assessments are a routine step taken in CEQA matters. At the time of filing this comment, there is no evidence in the record that such Phase I ESA was ever prepared. Because a Phase I ESA is required but not provided, the Hearing Officer could not have relied on any substantial evidence to support its conclusion that the Project will not expose workers and individuals to potentially hazardous materials. As such, the City cannot approve the Class 32 Exemption until further environmental review is completed.

Additionally, there is a fair argument that the Project will have significant adverse impacts independent of the existing gas station on the Project site. As shown in an October 18, 2023 map of the Project site, the Project includes parcels where automotive repair shops currently exist such as Smog Solutions (smog inspection station, 10622 Venice Blvd) and E & J Foreign Cars (auto repair): 10602 Venice Blvd. Furthermore, there is a child care center that directly abuts the Project site, located along 3819 Keystone Ave (“Perez Family Child Care”).

It is well-established that CEQA requires analysis of toxic soil contamination that may be disturbed by a Project, and that the effects of this disturbance on human health and the environment must be analyzed. CEQA requires a finding that a project has a “significant effect on the environment” if “the environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.” (PRC §21083(b)(3).) As the Court of Appeal stated, “[a] new project located in an area that will expose its occupants to preexisting dangerous pollutants can be said to have substantial adverse effect on human beings.” (*Cal. Building Industry Assn. v. Bay Area Air Quality Mgm’t Dist.* (“*CBIA v. BAAQMD*”), 2013 Cal. App. LEXIS 644, \*46 (Cal. Ct. App. 2013).) The existence of toxic soil contamination at a project site is a significant impact requiring review and mitigation in the EIR. (*McQueen v. Bd. of Dirs.* (1988) 202 Cal.App.3d 1136, 1149; *Assoc. For A Cleaner Env’t v. Yosemite Comm. College Dist.* (“*ACE v. Yosemite*”) (2004) 116 Cal.App.4th 629.) This mitigation may not be deferred until a future time after Project approval. (*Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d 296, 306; *Citizens for Responsible Equitable Env’t Dev. v. City of Chula Vista* (“*CREED*”) (2011) 197 Cal.App.4th 327, 330-31.)

The Categorical Exemption’s baseline for this potential impact is flawed for failure to identify and remediate existing soil conditions at the site. Without knowing the presence and levels of these chemicals, the Categorical Exemption cannot justify its conclusion that human exposure impacts are unlikely, and that the Project poses no significant risks from the release of hazardous materials into the environment. The Class 32 Exemption should be denied, or additional environmental review must be prepared and recirculated to include the results of soil sampling in the Project area to ensure protection of human health and the environment.

#### IV. Exemptions from CEQA are Prohibited Where Mitigation Measures are Required to Reduce a Project's Significant Impacts.

A project that requires mitigation measures cannot be exempted from CEQA, nor can the agency rely on mitigation measures as a basis for determining that one of the significant effects exceptions does not apply. (*Salmon Pro. & Watershed Network v. County of Marin* (2004) 125 Cal.App4th 1098, 1102 (“*SPAWN*”).) The Court in *SPAWN* thoroughly explained why projects that require mitigation are not eligible for an exemption from CEQA. (*Id.* at 1106-08.) If mitigation measures are required, the public has a right to review and comment on the adequacy of those mitigation measures, which can only be accomplished through the public review process provided for an MND or EIR.

Here, the Project site is located within a Methane Buffer Zone, which the City of Los Angeles has identified as “zones [which] are mostly a result of naturally surfacing tar and crude oil. Similarly, these subsurface hazards occur by other soil contamination issues, such as historical oil wells.”<sup>2</sup> As such, “properties within these map areas are **subject to Methane Buffer Zone Testing and Methane Mitigation.**” (emph. added.)<sup>3</sup> Ordinance No. 175790 was adopted in response to the City’s efforts to mitigate methane gas intrusion in areas where there exists a possible potential hazard of methane gas. The ordinance amended the City’s Municipal Code to otherwise require site testing, systems installation, and other methane mitigation measures in order to ensure the risks of potential methane impacts have been remediated. (LAMC sec. 91.7103.) Additionally, the City’s municipal code provides that “[a]ny abandoned oil well encountered during construction shall be evaluated by the Fire Department and may be required to be re-abandoned in accordance with applicable rules and regulations of the Division of Oil, Gas and Geothermal Resources of the State of California. Buildings shall comply with these provisions and the requirements of LAMC Section 91.6105, whichever is more restrictive.” (*Id.* at sec. 91.7109.)

The City admittedly concedes the use of mitigation measures such that the Project “will be required to **comply with all applicable regulatory measures governing construction in such areas, which will prevent any significant impacts.**” (October 6, 2023 Letter of Determination, p. 14. (emph. added).) As such, compliance with these regulatory requirements, without which the impacts would be significant, constitute mitigation measures that must be adopted. However, it is well-settled that future formulation of mitigation measures is prohibited under CEQA, because it effectively precludes public input into the development of these measures. (*CREED*, 197 Cal.App.4th at 332; *Sundstrom v. Mendocino*, 202 Cal.App.3d at 306; *Gentry v. Murietta*, 36 Cal.App.4th at 1396 (condition requiring applicant to comply with mitigation measures that might be recommended in future report on Stephens kangaroo rat was improper). As the Court recently held: “[R]eliance on tentative plans for future mitigation after completion of the CEQA process significantly undermines CEQA’s goals of full disclosure and informed decisionmaking; and[,] consequently, these mitigation plans have been overturned on judicial review as constituting improper deferral of environmental assessment.” *Comtys. for a Better Env’t v. City of Richmond* (2010) 184 Cal.App.4th 70, 92 (deferred formulation of greenhouse gas mitigation measures improper, particularly where delayed due to agency’s reluctance to make finding early in EIR process that emissions generated by project would create significant effect on the environment).

Also, the Letter of Determination fails to require project compliance with methane plan preparation and approval requirements, and instead assumes such compliance. Neither are the Project plans in which the City relies on show any evidence of typical methane mitigation methods that will be incorporated into the design, meaning that the potential for methane related impacts will remain. Given these facts, future residents and employees of the Project site may experience and exacerbate health impacts and increased risk to explosions and fires due to the presence of methane impacting air quality.

The City cannot exempt the Project because the public has a right to know the unmitigated Project impacts and comment on the adequacy of the analysis and proposed mitigation measures. Absence of such review and

<sup>2</sup> <https://www.geoforward.com/los-angeles-methane-zones/>.

<sup>3</sup> <https://www.geoforward.com/los-angeles-methane-buffer-zone-map/>.



comment period is improper because the City evaluated the Project conditionally rather than evaluating whether the Project could result in a significant impact without the mitigation described in the Exemption. (See *SPAWN*, supra, 125 Cal.App.4th at 1103-04, 1107-09.) The City’s mitigated categorical exemption violates CEQA and the Project cannot proceed with the Class 32 Exemption.

**V. The Project Does Not Qualify for CEQA’s Infill Exemption Due to Potentially Significant Air Quality Impacts that Were Inadequately Analyzed.**

8

A project cannot qualify for CEQA’s Class 32 Exemption if the project results in significant air quality impacts. (14 CCR § 15332(d).) Matt Hagemann and Paul Rosenfeld of the environmental consulting firm SWAPE carefully reviewed the Project, including the Class 32 Exemption and accompanying materials prepared by Cadence Environmental Consultants (“Cadence”). SWAPE concludes that the Class 32 Exemption cannot be relied on due to its failure to adequately evaluate the Project’s hazards, hazardous materials, air quality, health risk, and greenhouse gas (“GHG”) impacts. SWAPE’s comments and CVs are attached as Exhibit A.

**a. The Project will have Significant Air Quality Impacts related to Methane.**

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There is a strong inference that the Project’s location within the Methane Buffer Zone will lead to significant air quality impacts. In fact, the City admits that the Project “will be required to comply with all applicable regulatory measures governing construction in such areas, **which will prevent any significant impacts.**” (October 6, 2023 Letter of Determination, p. 14. (emph. added).) Given how there is no mention of methane mitigation measures in the Project’s letter of determination and accompanying conditions of approval, the City, at best, assumes compliance with its own municipal code. In the absence of any clear methane mitigation plans or designs, the potential for methane related impacts will remain. As such, future residents and employees of the Project site will be exposed to higher rates of methane and will likely experience health impacts due to the presence of methane impacting air quality. The City is no stranger to the disastrous effects of methane, including both the significant environmental and health impacts associated with its failure to address methane emissions.<sup>4</sup>

**b. The City Failed to Adequately Analyze the Project’s Air Quality.**

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SWAPE explains that the Project’s estimated air quality and greenhouse gas (“GHG”) emissions are underestimated and inadequately supported. SWAPE reviewed the CalEEMod output files – the underlying data files used to estimate a project’s air emissions. SWAPE determined that several model inputs used to generate a project’s construction and operation emissions were unsubstantiated and inconsistent with information disclosed in the Categorical Exemption Analysis. As a result, the Project’s construction and operational emissions are underestimated. Additional environmental review should be prepared to include an updated air quality and GHG analysis. SWAPE’s expert comments and CVs are attached as Exhibit A.

Specifically, SWAPE identified several values used in Cadence’s air quality analysis that were found to be either inconsistent with information provided in the Categorical Exemption or otherwise unjustified, including:

Air Quality

1. The Exemption relies upon an incorrect and unsubstantiated air model;
2. The Exemption fails to adequately evaluate diesel particulate matter emissions; and
3. SWAPE’s screening-level HRA indicates a potentially significant health risk impact.


(Ex. A, pp. 2-11.)

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<sup>4</sup> [https://ww2.arb.ca.gov/sites/default/files/2020-07/arb\\_aliso\\_canyon\\_methane\\_leak\\_climate\\_impacts\\_mitigation\\_program.pdf](https://ww2.arb.ca.gov/sites/default/files/2020-07/arb_aliso_canyon_methane_leak_climate_impacts_mitigation_program.pdf). See also, <https://www.carbonbrief.org/aliso-canyon-how-bad-is-the-california-gas-leak-disaster/#:~:text=As%20a%20result%2C%20this%20leak,of%20U.S.%20anthropogenic%20methane%20emissions.>



As a result of these shortcomings in Cadence’s analysis, the construction and operational emissions conclusions in the Project’s Categorical Exemption cannot be relied upon to determine the significance of the Project’s air quality or GHG impacts. As SWAPE explains, “the CalEEMod User’s Guide requires any changes to model defaults be justified.” (Ex. A, p. 4.) Here, the analysis does not provide a justification for making such substantial changes. Therefore, without information to support the changes made to the CalEEMod inputs, the City lacks substantial evidence to conclude the Project will not have significant air quality and GHG impacts.

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**c. The Project Will Have Significant Greenhouse Gas Impacts That Were Inadequately Analyzed.**

Furthermore, SWAPE found that the City failed to adequately evaluate greenhouse gas (“GHG”) impacts. Specifically, SWAPE analyzed the Project using the Exemption’s model to review the Project’s mitigated GHG emissions. SWAPE estimates that when dividing the Project’s GHG emissions with its service population of 397 people (residents), the Project’s emissions would emit approximately 3.5 MT CO<sub>2</sub>e/SP/year. As shown in the table below, SWAPE’s findings reveal that the Project emissions would exceed the South Coast Air Quality Management District’s 2035 efficiency target of 3.0 MT CO<sub>2</sub>e/SP/year (Ex. A, p. 12.)

11

<b>SWAPE Annual Greenhouse Gas Emissions</b>	
<b>Project Phase</b>	<b>Proposed Project</b>
<i>Total Construction</i>	<i>504.12</i>
Construction (amortized over 30 years)	16.80
<i>Area</i>	<i>2.35</i>
<i>Energy</i>	<i>366.57</i>
<i>Mobile</i>	<i>887.14</i>
<i>Waste</i>	<i>33.22</i>
<i>Water</i>	<i>69.79</i>
Annual Operational	1,359.06
<b>Total Net Annual GHG Emissions (MT CO<sub>2</sub>e/year)</b>	<b>1,375.87</b>
Service Population	397
<b>Service Population Efficiency (MT CO<sub>2</sub>e/SP/year)</b>	<b>3.5</b>
<b>SCAQMD 2035 Target</b>	<b>3.0</b>
<i>Exceeds?</i>	<b>Yes</b>

(Table 1, Ex. A, p. 12.)

As such, these findings constitute significant impacts that preclude reliance on a Class 32 Exemption. Therefore, the City cannot rely on this Project to proceed and must instead prepare reviews pursuant to CEQA.

**VI. The Project Will Lead to Increased Exposure of Cancer Risks.**

A project cannot qualify for CEQA’s Class 32 Exemption if the project results in significant air quality impacts. (14 CCR § 15332(d).) Both SWAPE and Mr. Offermann reviewed the Project’s air quality analysis and concluded that the Project will expose both future residents and commercial employees to cancer risks that must be mitigated.

12



**a. The Project Will Have a Potentially Significant Health Risk Impact.**

SWAPE performed a preliminary health risk assessment (“HRA”) by inputting the Project’s information into AERSCREEN. SWAPE found that the model, when calculating the excess cancer risk to the nearest sensitive receptor using applicable HRA methodologies prescribed by OEHHA, indicates that infant, child, adult, and lifetime cancer risks exceed the SCAQMD threshold of 10 in one million, resulting in a potentially significant impact not previously addressed or identified by the Exemption.” (Ex. A, p. 10.)

13

The City has not offered any substantial evidence regarding a less than significant impact on health risk, let alone provided any HRA for this Project. Because these results indicate a potentially significant impact, the City cannot rely on the Class 32 Exemption. SWAPE explains that “a full CEQA analysis should be prepared to include a refined health risk analysis which adequately and accurately evaluates health risk impacts associated with both Project construction and operation. If the refined analysis similarly concludes that the Project would result in a significant health risk impact, then mitigation measures should be incorporated, as described below in the ‘Feasible Mitigation Measures Available to Reduce Emissions’ section.” (Ex. A, p. 11.)

Therefore, the City must not approve the Project under a CEQA Exemption and must instead prepare an EIR or MND pursuant to CEQA.

**b. The Project Will Have Significant Indoor Air Quality Impacts.**

Certified Industrial Hygienist, Francis “Bud” Offermann, PE, CIH conducted a review of the Project and relevant documents regarding the Project’s indoor air emissions. Mr. Offermann is a leading expert on indoor air quality and has published extensively on the topic. Mr. Offermann concludes that it is likely that the Project will expose residents and commercial employees of the Project to significant impacts related to indoor air quality, and in particular, emissions of the cancer-causing chemical formaldehyde, a known human carcinogen. Mr. Offermann’s expert comments and CV are attached as Exhibit B. Mr. Offermann explains that “[t]he primary source of formaldehyde indoors is composite wood products manufactured with urea-formaldehyde resins, such as plywood, medium density fiberboard, and particleboard. These materials are commonly used in building construction for flooring, cabinetry, baseboards, window shades, interior doors, and window and door trims.” (Ex. B, p. 3.)

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Here, the City failed to perform an adequate analysis concerning the cancer risks associated with long-term exposure to carcinogenic TACs because of the Project, for both residents and workers. Mr. Offermann states that future residents of the Project will be exposed to a cancer risk from formaldehyde of approximately 120 per million, even assuming all materials are compliant with the California Air Resources Board’s (“CARB”) formaldehyde airborne toxics control measure. (Ex. B, p. 3.) In addition, Mr. Offermann states that employees of the Project’s commercial spaces will be exposed to a cancer risk of 17.7 per million from formaldehyde emissions. (*Id.*, p. 5.) These risk levels both exceed SCAQMD’s CEQA significance threshold for airborne cancer risk of 10 per million. (*Id.*) It is important to note that that even if the Project is stipulated to comply with CARB’s standards, even with compliance of CARB standards the Project will still exceed significance thresholds, yet the Project unfortunately does not address these cancer risk impacts.

Furthermore, the City failed to analyze the additional impacts of motor vehicle traffic and the subsequent increase in exposure to particulate matter (“PM2.5”). Mr. Offermann notes that the high cancer risk that may be posed by the Project’s indoor air emissions will be exacerbated by the additional cancer risk that exists as a result of the Project’s location within the South Coast Air Basin, a state and federal non-attainment area for PM2.5, and in an area with moderate to high traffic. (Ex. B, p. 2.) Specifically, he notes that “the SCAQMD’s MATES V study cites an existing cancer risk of 482 per million at the Project site due to the site’s high concentration of ambient air contaminants resulting from the area’s high levels of motor vehicle traffic.” (*Id.*, p. 4.) Formaldehyde emissions from composite wood products will exacerbate this pre-existing cancer risk.

Mr. Offermann predicts that the projected traffic noise levels, the annual average PM2.5 concentrations will exceed both state and federal standards, thereby necessitating both additional air quality analyses to determine PM2.5 concentrations as well as the installation of technology in order to reduce the impacts to a less-than-



significant level. (*Id.*, pp. 11-12.) However, the City again failed to analyze these issues, as well as the cumulative impacts associated with the Project's emissions. Mr. Offermann identifies mitigation measures that are available to reduce these significant health risks, including the installation of air filters and a requirement that the applicant use only composite wood materials (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins in the buildings' interiors. (*Id.*, pp. 12-14.)

These significant environmental impacts preclude the use of a Categorical Exemption for the Project. These impacts should be reviewed in a full CEQA analysis and mitigation measures should be imposed to reduce the risk of formaldehyde exposure.

**VII. The Project Does Not Qualify for CEQA's Infill Exemption Due to Potentially Significant Noise Impacts that Were Inadequately Analyzed.**

A project cannot qualify for CEQA's Class 32 Exemption if the project results in significant noise impacts. (14 CCR § 15332(d).) John Meighan of the expert noise and vibration consulting firm Wilson Ihrig carefully reviewed the Project, including the Class 32 Exemption and accompanying materials. Wilson Ihrig concludes that the Class 32 Exemption cannot be relied on due to Project's baseline noise not being properly established, failure to update operational noise impacts analyses, and the potentially significant impacts related to noise and vibration from the Project. Wilson Ihrig's comments and CVs are attached as Exhibit C.

Wilson Ihrig explains that the Categorical Exemption does failed to consider the damage threshold for the existing commercial building at 10606 Venice Boulevard. Studies show that at the threshold of 0.5 PPV, the impacts "would be exceeded during use of a Vibratory Roller, Large Bulldozer or Loaded Truck [at a distance of six feet, where construction will occur compared to the commercial building's location]. As such, this development is not eligible for a categorical exemption and a full environmental impact report should be developed." (Ex. C, p. 4.) Similarly, Wilson Ihrig highlighted how "there is potential for both the damage threshold and the annoyance threshold to be exceeded." *Id.*


Lastly, Wilson Ihrig points to the fact that the Project's will cause substantial temporary increases in ambient noise levels because "[d]emolition of the existing smog check facility at 10620 Venice Blvd is 19 feet from the nearest sensitive residence, meaning construction noise levels will be over this 80 dBA threshold. Using a distance correction, this 83 dBA level is over 90 dBA at 20 feet, which is 30 dBA above the measured ambient levels. A 30 dBA increase can be perceived as eight times as loud." (Ex. C, p. 4.)

These noise and vibrational impacts are substantial evidence proving that the Project will have noise impacts that exceed the significance threshold. Therefore, it is improper for the Project to be approved under a Categorical Exemption and a Class 32 Exemption must be denied.

**CONCLUSION**

In light of the above comments, the Project does not meet the requirements of the Class 32 Categorical Exemption due to its potential noise impacts, air quality/GHG, and public health risk impacts. The Exemption is also improper where the Project requires mitigation measures and where unusual circumstances apply. SAFER's findings indicate that the Project will violate multiple requirements under CEQA. The City must instead prepare an initial study followed by an EIR for the Project, or at least an MND, and the draft CEQA document should be circulated for public review and comment in accordance with CEQA. Thank you for considering these comments.

Sincerely,

  
Marjan R. Abubo  
Lozeau Drury LLP

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# Exhibit A



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October 27, 2023

Marjan Abubo  
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**Subject: Comments on the 10626 W. Venice Boulevard Project**

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Dear Mr. Abubo,

We have reviewed the April 2023 Categorical Exemption (“Exemption”) for the 10626 Venice Boulevard Project (“Project”) located in the City of Los Angeles (“City”). The Project proposes to demolish all existing structures and construct a 109,853-square-foot (“SF”) mixed-use building including 136 residential dwelling units, 5,828-SF of restaurant uses, and 176 parking spaces on the 0.67-acre site.

Our review concludes that the Exemption and associated documents fail to adequately evaluate the Project’s hazards, hazardous materials, air quality, health risk, and greenhouse gas impacts. As a result, emissions associated with construction and operation of the proposed Project may be underestimated and inadequately addressed. A full CEQA analysis should be prepared to adequately assess and mitigate the potential hazards, hazardous materials, air quality, health risk, and greenhouse gas impacts that the project may have on the environment.

## Hazards and Hazardous Materials

### Inadequate Disclosure and Analysis of Impacts

According to the Exemption, a gas station and two auto service businesses are currently located on the Project site (p. 4). The 2008 Los Angeles Regional Water Quality Control Board closure letter states the Project site was remediated (p. 34). However, the Environmental Assessment Form for the Project states that the gas station “will be remediated” and that a Phase I Environmental Site Assessment (ESA) is required (p. 4).

This is contradictory, as the Environmental Assessment Form states the Project site “will be remediated” in contrast to the Exemption’s conclusion that the site was remediated. The Environmental Assessment

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Form also stated a Phase I ESA was necessary, which is a requirement not included in the Exemption. A full CEQA analysis should be prepared to include a Phase I ESA to clarify the closure status of the site and whether any additional remediation is necessary. The Phase I ESA is necessary prior to Project approval to disclose contamination that may exist in soil, soil vapor, and groundwater at the Project site. To ensure adequate disclosure, the results of the Phase I ESA need to be included in a full CEQA document. The document should incorporate mitigation that may be necessary based on the results of the Phase I ESA and any subsequent environmental investigations. Any cleanup that may be required should be conducted under auspices of the Los Angeles Regional Water Quality Control Board or other appropriate agencies.

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## Air Quality

### Incorrect Reliance on Class 32 Categorical Exemption

The Exemption claims that the project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Guidelines § 15332. Specifically, the Exemption states:

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“For the reasons discussed in this document, the Project is categorically exempt from the requirement for the preparation of environmental documents under Class 32 in Section 15332, Article 19, Chapter 3, Title 14 of the California Code of Regulations. Class 32 is intended to promote infill development within urbanized areas. The class consists of environmentally benign in-fill projects that are consistent with local general plan and zoning requirements. Class 32 is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality effects” (p. 6).

As demonstrated above, a project can only qualify for a Class 32 Categorical Exemption if “approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.”<sup>1</sup> Here, while the Exemption claims the Project results in a less-than-significant air quality impact, this claim is unreliable (p. 14-18). The Project’s air quality analysis is insufficient for the following three reasons:

- 1) The Exemption relies upon an incorrect and unsubstantiated air model;
- 2) The Exemption fails to adequately evaluate diesel particulate matter emissions; and
- 3) SWAPE’s screening-level HRA indicates a potentially significant health risk impact.

#### 1) *Unsubstantiated Input Parameters Used to Estimate Project Emissions*

The Exemption’s air quality analysis relies on emissions calculated with the California Emissions Estimator Model (“CalEEMod”) Version 2020.4.0 (p. 15).<sup>2</sup> CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is

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<sup>1</sup> “Cal. Code Regs. Tit. 14, § 15332.” California Code of Regulations, *available at*: <https://www.law.cornell.edu/regulations/california/14-CCR-Sec-15332>.

<sup>2</sup> “CalEEMod Version 2020.4.0.” California Air Pollution Control Officers Association (CAPCOA), May 2021, *available at*: <https://www.aqmd.gov/calceemod/download-model>.

known, the user can change the default values and input project-specific values, but the California Environmental Quality Act (“CEQA”) requires that such changes be justified by substantial evidence. Once all of the values are inputted into the model, the Project's construction and operational emissions are calculated, and "output files" are generated. These output files disclose to the reader what parameters are used in calculating the Project's air pollutant emissions and demonstrate which default values are altered. Justifications are provided for the selected values.

When reviewing the Project’s CalEEMod output files, provided in the Air Quality Report (“AQ Report”) as Appendix D to the Exemption, we found that several model inputs were not consistent with information disclosed in the Project documents. As a result, the Project’s construction and operational emissions may be underestimated. A full CEQA analysis should be prepared to include an updated air quality analysis that adequately evaluates the impacts that construction and operation of the Project may have on local and regional air quality.

### Underestimated Land Use Sizes

According to the Exemption:

“The Project includes demolition and removal of all existing uses from the Project Site and development of the site with a 7-story (approximately 76 feet in height), 109,853-square-foot mixed-use building, containing 136 residential dwelling units on floors 2 through 7 and 5,828 square feet of restaurant uses on the ground level” (p. 1).

As such, in order to be consistent with the information provided in the Exemption, the model should have included 104,025-SF of residential space and 5,828-SF of restaurant space. However, review of the CalEEMod output files demonstrates that the “10626 Venice Blvd” model fails to include the correct land use size for residential and commercial land uses (see excerpt below) (Appendix D, pp. 10, 37)

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area
Enclosed Parking with Elevator	71.74	1000sqft	0.00	71,741.00
Apartments Mid Rise	136.00	Dwelling Unit	0.73	92,500.00
Strip Mall	3.32	1000sqft	0.00	3,318.00

As demonstrated above, the model only includes 92,500-SF of “Apartments Mid Rise” and 3,318-SF of “Strip Mall.” As such, the model underestimates the residential and commercial land uses by 11,525-SF<sup>3</sup> and 2,510-SF,<sup>4</sup> respectively.

This underestimation presents an issue, as the land use size feature is used throughout CalEEMod to determine default variable and emission factors that go into the model’s calculations. The square footage of a land use is used for certain calculations such as determining the wall space to be painted (i.e., VOC emissions from architectural coatings) and volume that is heated or cooled (i.e., energy impacts).<sup>5</sup> As such, by underestimating the size of the proposed industrial land use, the model underestimates the

<sup>3</sup> Calculated: (104,025-SF proposed apartment) – (92,500-SF modeled apartment) = 11,525-SF underestimation.

<sup>4</sup> Calculated: (5,828-SF proposed restaurant) – (3,318-SF modeled restaurant) = 2,510-SF underestimation.

<sup>5</sup> “CalEEMod User’s Guide Version 2020.4.0.” California Air Pollution Control Officers Association (CAPCOA), May 2021, available at: <https://www.aqmd.gov/caleemod/user's-guide>, p. 28.



Project’s construction and operational emissions. As a result, the Exemption’s less-than-significant impact determination should not be relied upon.

**Unsubstantiated Reductions to Acres of Grading Value**

Review of the CalEEMod output files demonstrates that the “10626 Venice Blvd” model includes a reduction to the default acres of grading value (see excerpt below) (Appendix D, pp. 11, 38).

Table Name	Column Name	Default Value	New Value
tblGrading	AcresOfGrading	16.13	1.50

As previously mentioned, the CalEEMod User’s Guide requires any changes to model defaults be justified.<sup>6</sup> According to the “User Entered Comments & Non-Default Data” table, the justification provided for these changes is:

“Assumes 11,500 cubic yards of soil export” (Appendix D, pp. 10, 37).

However, these changes remain unsupported for two reasons. First, the above-mentioned justification only pertains to the amount of material export included in the model. Second, the Exemption and associated documents fail to mention or justify the revised acres of grading values whatsoever. According to the CalEEMod User’s Guide:

“CalEEMod was also designed to allow the user to change the defaults to reflect site- or project-specific information, when available, provided that the information is supported by substantial evidence as required by CEQA.”<sup>7</sup>

As the Exemption fails to provide substantial evidence to support the revised acres of grading value, we cannot verify the change. Furthermore, according to the CalEEMod User’s Guide:

“[T]he dimensions (e.g., length and width) of the grading site have no impact on the calculation, only the total area to be graded. In order to properly grade a piece of land multiple passes with equipment may be required. The acres is based on the equipment list and days in grading or site preparation phase according to the anticipated maximum number of acres a given piece of equipment can pass over in an 8-hour workday.”<sup>8</sup>

As stated above, the default acres of grading values are calculated based on construction equipment and the length of the grading and site preparation phases. Thus, the dimensions of the Project site have no impact on the acres of grading value, and the reduction remains unsupported.

<sup>6</sup> “CalEEMod User’s Guide.” California Air Pollution Control Officers Association (CAPCOA), May 2021, available at: <https://www.aqmd.gov/caleemod/user-s-guide>, p. 1, 14.

<sup>7</sup> “CalEEMod User’s Guide.” California Air Pollution Control Officers Association (CAPCOA), May 2021, available at: <https://www.aqmd.gov/caleemod/user-s-guide>, p. 13-14.

<sup>8</sup> “Appendix A – Calculation Details for CalEEMod.” California Air Pollution Control Officers Association (CAPCOA), May 2021, available at: <http://www.aqmd.gov/caleemod/user-s-guide>, p. 9.

These unsubstantiated reductions present an issue, as CalEEMod uses the acres of grading values to estimate the dust emissions associated with grading.<sup>9</sup> By including incorrect reductions to the default acres of grading values, the model may underestimate the Project’s construction-related emissions and should not be relied upon to determine Project significance.

*2) Diesel Particulate Matter Emissions Inadequately Evaluated*

The Exemption fails to mention or evaluate the Project’s construction-related or operational toxic air contaminant (“TAC”) emissions whatsoever. This is incorrect for three reasons.

First, by failing to prepare a quantified construction and operational HRA, the Project is inconsistent with CEQA’s requirement to make “a reasonable effort to substantively connect a project’s air quality impacts to likely health consequences.”<sup>10</sup> This poses a problem, as according to the Exemption, construction of the Project would produce DPM emissions through the exhaust stacks of construction equipment over a duration of 24 months (p. 4). Furthermore, operation of the Project is expected to generate approximately 857 daily vehicle trips, which would produce additional exhaust emissions and continue to expose nearby, existing sensitive receptors to DPM emissions (p. 10). However, the Exemption fails to evaluate the TAC emissions associated with Project construction and operation or indicate the concentrations at which such pollutants would trigger adverse health effects. Without making a reasonable effort to connect the Project’s TAC emissions to the potential health risks posed to nearby receptors, the Exemption is inconsistent with CEQA’s requirement to correlate Project-generated emissions with potential adverse impacts on human health.

Second, the Office of Environmental Health Hazard Assessment (“OEHHA”), the organization responsible for providing guidance on conducting HRAs in California, released its most recent *Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments* in February 2015. This guidance document describes the types of projects that warrant the preparation of an HRA. Specifically, OEHHA recommends that all short-term projects lasting at least 2 months assess cancer risks.<sup>11</sup> Furthermore, according to OEHHA:

“Exposure from projects lasting more than 6 months should be evaluated for the duration of the project. In all cases, for assessing risk to residential receptors, the exposure should be assumed to start in the third trimester to allow for the use of the ASFs (OEHHA, 2009).”<sup>12</sup>

As the Project’s anticipated construction duration exceeds the 2-month and 6-month requirements set forth by OEHHA, construction of the Project meets the threshold warranting a quantified HRA under OEHHA guidance and should be evaluated for the entire 24-month construction period. Furthermore,

<sup>9</sup> “Appendix A – Calculation Details for CalEEMod.” California Air Pollution Control Officers Association (CAPCOA), May 2021, available at: <https://www.aqmd.gov/caleemod/user's-guide>, p. 9.

<sup>10</sup> “Sierra Club v. County of Fresno.” Supreme Court of California, December 2018, available at: <https://ceqaportal.org/decisions/1907/Sierra%20Club%20v.%20County%20of%20Fresno.pdf>.

<sup>11</sup> “Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/crn/2015guidancemanual.pdf>, p. 8-18.

<sup>12</sup> “Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/crn/2015guidancemanual.pdf>, p. 8-18.

OEHHA recommends that an exposure duration of 30 years should be used to estimate the individual cancer risk at the maximally exposed individual resident (“MEIR”).<sup>13</sup> While the Exemption fails to provide the expected lifetime of the proposed Project, we can reasonably assume that the Project would operate for at least 30 years, if not more. Therefore, operation of the Project also exceeds the 2-month and 6-month requirements set forth by OEHHA and should be evaluated for the entire 30-year residential exposure duration, as indicated by OEHHA guidance. These recommendations reflect the most recent state health risk policies, and as such, a full CEQA analysis should be prepared to include an analysis of health risk impacts posed to nearby sensitive receptors from Project-generated DPM emissions.

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Third, by claiming a less than significant impact without conducting a quantified construction or operational HRA for nearby, existing sensitive receptors, the Exemption fails to compare the excess health risk impact to the SCAQMD’s specific numeric threshold of 10 in one million.<sup>14</sup> In accordance with the most relevant guidance, an assessment of the health risk posed to nearby, existing receptors from Project construction and operation should have been conducted.

### *3) Screening-Level Analysis Demonstrates Potentially Significant Health Risk Impact*

In order to conduct our screening-level risk assessment we relied upon AERSCREEN, which is a screening level air quality dispersion model.<sup>15</sup> As discussed above, the model replaced SCREEN3, and AERSCREEN is included in the OEHHA and the California Air Pollution Control Officers Associated (“CAPCOA”) guidance as the appropriate air dispersion model for Level 2 health risk screening assessments (“HRSAs”).<sup>16, 17</sup> A Level 2 HRSA utilizes a limited amount of site-specific information to generate maximum reasonable downwind concentrations of air contaminants to which nearby sensitive receptors may be exposed. If an unacceptable air quality hazard is determined to be possible using AERSCREEN, a more refined modeling approach should be conducted prior to approval of the Project.

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We prepared a preliminary HRA of the Project’s construction and operational health risk impact to residential sensitive receptors using the annual PM<sub>10</sub> exhaust estimates from the Exemption’s CalEEMod output files.<sup>18</sup> Consistent with recommendations set forth by OEHHA, we assumed residential exposure begins during the third trimester stage of life.<sup>19</sup> The Exemption’s CalEEMod model indicates that construction activities will generate approximately 160 pounds of DPM over the 726-day construction

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<sup>13</sup> “Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>, p. 2-4.

<sup>14</sup> “South Coast AQMD Air Quality Significance Thresholds.” SCAQMD, April 2019, available at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>.

<sup>15</sup> “AERSCREEN Released as the EPA Recommended Screening Model,” U.S. EPA, April 2011, available at: [http://www.epa.gov/ttn/scram/guidance/clarification/20110411\\_AERSCREEN\\_Release\\_Memo.pdf](http://www.epa.gov/ttn/scram/guidance/clarification/20110411_AERSCREEN_Release_Memo.pdf)

<sup>16</sup> “Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>.

<sup>17</sup> “Health Risk Assessments for Proposed Land Use Projects.” CAPCOA, July 2009, available at: [http://www.capcoa.org/wp-content/uploads/2012/03/CAPCOA\\_HRA\\_LU\\_Guidelines\\_8-6-09.pdf](http://www.capcoa.org/wp-content/uploads/2012/03/CAPCOA_HRA_LU_Guidelines_8-6-09.pdf).

<sup>18</sup> As the Exemption did not provide their annual output files, we prepared an exact replica of the Exemption’s CalEEMod, provided as Attachment A.

<sup>19</sup> “Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>, p. 8-18.

period.<sup>20</sup> The AERSCREEN model relies on a continuous average emission rate to simulate maximum downward concentrations from point, area, and volume emission sources. To account for the variability in equipment usage and truck trips over Project construction, we calculated an average DPM emission rate by the following equation:

$$\text{Emission Rate } \left( \frac{\text{grams}}{\text{second}} \right) = \frac{159.5 \text{ lbs}}{726 \text{ days}} \times \frac{453.6 \text{ grams}}{\text{lbs}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ hour}}{3,600 \text{ seconds}} = \mathbf{0.00115 \text{ g/s}}$$

Using this equation, we estimated a construction emission rate of 0.00115 grams per second (“g/s”). Subtracting the 760-day construction period from the total residential duration of 30 years, we assumed that after Project construction, the sensitive receptor would be exposed to the Project’s operational DPM for an additional 28.01 years. The Exemption’s operational CalEEMod emissions indicate that operational activities will generate approximately 39 pounds of DPM per year throughout operation. Applying the same equation used to estimate the construction DPM rate, we estimated the following emission rate for Project operation:

$$\text{Emission Rate } \left( \frac{\text{grams}}{\text{second}} \right) = \frac{38.6 \text{ lbs}}{365 \text{ days}} \times \frac{453.6 \text{ grams}}{\text{lbs}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ hour}}{3,600 \text{ seconds}} = \mathbf{0.000555 \text{ g/s}}$$

Using this equation, we estimated an operational emission rate of 0.000555 g/s. Construction and operation were simulated as a 0.67-acre rectangular area source in AERSCREEN, with approximate dimensions of 74- by 37-meters. A release height of three meters was selected to represent the height of stacks of operational equipment and other heavy-duty vehicles, and an initial vertical dimension of one and a half meters was used to simulate instantaneous plume dispersion upon release. An urban meteorological setting was selected with model-default inputs for wind speed and direction distribution. The population of Los Angeles was obtained from U.S. 2021 Census data.<sup>21</sup>

The AERSCREEN model generates maximum reasonable estimates of single-hour DPM concentrations from the Project Site. The U.S. EPA suggests that the annualized average concentration of an air pollutant be estimated by multiplying the single-hour concentration by 10% in screening procedures.<sup>22</sup> According to the Exemption, the nearest sensitive receptors are located south, adjacent to the Project site (p. 16). However, review of the AERSCREEN output files demonstrates that the MEIR is located approximately 25 meters from the Project site. Thus, the single-hour concentration estimated by AERSCREEN for Project construction is approximately 6.566 µg/m<sup>3</sup> DPM at approximately 25 meters downwind. Multiplying this single-hour concentration by 10%, we get an annualized average concentration of 0.6566 µg/m<sup>3</sup> for Project construction at the nearest sensitive receptor. For Project operation, the single-hour concentration estimated by AERSCREEN is 3.161 µg/m<sup>3</sup> DPM at approximately 25 meters downwind.

<sup>20</sup> See Attachment B for health risk calculations.

<sup>21</sup> “Los Angeles.” U.S. Census Bureau, 2021, available at: <https://datacommons.org/place/geoid/0644000>.

<sup>22</sup> “Screening Procedures for Estimating the Air Quality Impact of Stationary Sources Revised.” U.S. EPA, October 1992, available at: [http://www.epa.gov/ttn/scram/guidance/guide/EPA-454R-92-019\\_OCR.pdf](http://www.epa.gov/ttn/scram/guidance/guide/EPA-454R-92-019_OCR.pdf).

Multiplying this single-hour concentration by 10%, we get an annualized average concentration of 0.3161  $\mu\text{g}/\text{m}^3$  for Project operation at the nearest sensitive receptor.<sup>23</sup>

We calculated the excess cancer risk to the nearest sensitive receptor using applicable HRA methodologies prescribed by OEHHA, as recommended by SCAQMD.<sup>24</sup> Specifically, guidance from OEHHA and the California Air Resources Board (“CARB”) recommends the use of a standard point estimate approach, including high-point estimate (i.e. 95<sup>th</sup> percentile) breathing rates and age sensitivity factors (“ASF”) in order to account for the increased sensitivity to carcinogens during early-in-life exposure and accurately assess risk for susceptible subpopulations such as children. The residential exposure parameters, such as the daily breathing rates (“BR/BW”), exposure duration (“ED”), age sensitivity factors (“ASF”), fraction of time at home (“FAH”), and exposure frequency (“EF”) utilized for the various age groups in our screening-level HRA are as follows:

Age Group	Breathing Rate (L/kg-day) <sup>25</sup>	Age Sensitivity Factor <sup>26</sup>	Exposure Duration (years)	Fraction of Time at Home <sup>27</sup>	Exposure Frequency (days/year) <sup>28</sup>	Exposure Time (hours/day)
3rd Trimester	361	10	0.25	1	350	24
Infant (0 - 2)	1090	10	2	1	350	24
Child (2 - 16)	572	3	14	1	350	24
Adult (16 - 30)	261	1	14	0.73	350	24

For the inhalation pathway, the procedure requires the incorporation of several discrete variates to effectively quantify dose for each age group. Once determined, contaminant dose is multiplied by the cancer potency factor (“CPF”) in units of inverse dose expressed in milligrams per kilogram per day

<sup>23</sup> See Attachment B for AERSCREEN output files.

<sup>24</sup> “AB 2588 and Rule 1402 Supplemental Guidelines.” SCAQMD, October 2020, available at: <http://www.aqmd.gov/docs/default-source/planning/risk-assessment/ab-2588-supplemental-guidelines.pdf?sfvrsn=19>, p. 2.

<sup>25</sup> “Supplemental Guidelines for Preparing Risk Assessments for the Air Toxics ‘Hot Spots’ Information and Assessment Act.” SCAQMD, October 2020, available at: <http://www.aqmd.gov/docs/default-source/planning/risk-assessment/ab-2588-supplemental-guidelines.pdf?sfvrsn=19>, p. 19; see also “Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>.

<sup>26</sup> “Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>, p. 8-5 Table 8.3.

<sup>27</sup> “Risk Assessment Procedures.” SCAQMD, August 2017, available at: [http://www.aqmd.gov/docs/default-source/rule-book/Proposed-Rules/1401/riskassessmentprocedures\\_2017\\_080717.pdf](http://www.aqmd.gov/docs/default-source/rule-book/Proposed-Rules/1401/riskassessmentprocedures_2017_080717.pdf), p. 7.

<sup>28</sup> “Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>, p. 5-24.

(mg/kg/day<sup>-1</sup>) to derive the cancer risk estimate. Therefore, to assess exposures, we utilized the following dose algorithm:

$$Dose_{AIR,per\ age\ group} = C_{air} \times EF \times \left[ \frac{BR}{BW} \right] \times A \times CF$$

where:

- Dose<sub>AIR</sub> = dose by inhalation (mg/kg/day), per age group
- C<sub>air</sub> = concentration of contaminant in air (µg/m<sup>3</sup>)
- EF = exposure frequency (number of days/365 days)
- BR/BW = daily breathing rate normalized to body weight (L/kg/day)
- A = inhalation absorption factor (default = 1)
- CF = conversion factor (1x10<sup>-6</sup>, µg to mg, L to m<sup>3</sup>)

To calculate the overall cancer risk, we used the following equation for each appropriate age group:

$$Cancer\ Risk_{AIR} = Dose_{AIR} \times CPF \times ASF \times FAH \times \frac{ED}{AT}$$

where:

- Dose<sub>AIR</sub> = dose by inhalation (mg/kg/day), per age group
- CPF = cancer potency factor, chemical-specific (mg/kg/day)<sup>-1</sup>
- ASF = age sensitivity factor, per age group
- FAH = fraction of time at home, per age group (for residential receptors only)
- ED = exposure duration (years)
- AT = averaging time period over which exposure duration is averaged (always 70 years)

Consistent with the 726-day construction schedule, the annualized average concentration for construction was used for the entire third trimester of pregnancy (0.25 years), and the first 1.74 years of the infantile (0 – 2) stage of life. The annualized average concentration for operation was used for the remainder of the 30-year exposure period, which makes up the latter 0.26 years of the infantile stage of life, the entire child stage of life (2 – 16), as well the entire adult (16 – 30 years) stage of life. The results of our calculations are shown in the table below.

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The Maximally Exposed Individual at an Existing Residential Receptor				
Age Group	Emissions Source	Duration (years)	Concentration (ug/m3)	Cancer Risk
3rd Trimester	Construction	0.25	0.6566	8.93E-06
	<i>Construction</i>	<i>1.74</i>	<i>0.6566</i>	<i>1.88E-04</i>
	<i>Operation</i>	<i>0.26</i>	<i>0.3161</i>	<i>1.35E-05</i>
Infant (0 - 2)	Total	2		2.01E-04
Child (2 - 16)	Operation	14	0.3161	1.14E-04
Adult (16 - 30)	Operation	14	0.3161	1.27E-05
<b>Lifetime</b>		<b>30</b>		<b>3.37E-04</b>

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As demonstrated in the table above, the excess cancer risks for the 3<sup>rd</sup> trimester of pregnancy, infants, children, and adults at the MEIR located approximately 25 meters away, over the course of Project construction and operation, are approximately 8.93, 201, 114, and 12.7 in one million, respectively. The excess cancer risk over the course of a residential lifetime (30 years) is approximately 337 in one million. The infant, child, adult, and lifetime cancer risks exceed the SCAQMD threshold of 10 in one million, resulting in a potentially significant impact not previously addressed or identified by the Exemption.

Our analysis represents a screening-level HRA, which is known to be conservative and tends to err on the side of health protection. The purpose of the screening-level HRA is to demonstrate the potential link between Project-generated emissions and adverse health risk impacts. According to the U.S. EPA:

“EPA’s Exposure Assessment Guidelines recommend completing exposure assessments iteratively using a tiered approach to ‘strike a balance between the costs of adding detail and refinement to an assessment and the benefits associated with that additional refinement’ (U.S. EPA, 1992).

In other words, an assessment using basic tools (e.g., simple exposure calculations, default values, rules of thumb, conservative assumptions) can be conducted as the first phase (or tier) of the overall assessment (i.e., a screening-level assessment).

The exposure assessor or risk manager can then determine whether the results of the screening-level assessment warrant further evaluation through refinements of the input data and exposure assumptions or by using more advanced models.”

As demonstrated above, screening-level analyses warrant further evaluation in a refined modeling approach. Our screening-level HRA demonstrates that since construction and operation of the Project could result in a potentially significant health risk impact, a full CEQA analysis should be prepared to include a refined health risk analysis which adequately and accurately evaluates health risk impacts associated with both Project construction and operation. If the refined analysis similarly concludes that the Project would result in a significant health risk impact, then mitigation measures should be incorporated, as described below in the “Feasible Mitigation Measures Available to Reduce Emissions” section.

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## Greenhouse Gas

### Failure to Adequately Evaluate Greenhouse Gas Impacts

As previously discussed, the Exemption fails to demonstrate that the Project would result in a less-than-significant air quality impact. The Exemption’s claim that the Project is exempt pursuant to CEQA Guidelines § 15332 should not be relied upon. As a result, a full CEQA analysis may need to be prepared to accurately evaluate the Project’s environmental impacts, including the Project’s potential greenhouse gas (“GHG”) emissions.

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In an effort to determine the significance of the Project’s GHG impacts, we recommend comparing the Project’s GHG emissions estimates to the SCAQMD 2035 efficiency target of 3.0 metric tons of carbon dioxide equivalents per service population per year (“MT CO<sub>2</sub>e/SP/year”), which was calculated by applying a 40% reduction to the 2020 targets.<sup>29</sup> When applying this threshold, the Project’s air model indicates a potentially significant GHG impact.

SWAPE’s annual CalEEMod output file, which is an exact replica of the Exemption’s model, disclose the Project’s mitigated GHG emissions, which include approximately 504 MT CO<sub>2</sub>e/year of total construction emissions (sum of 2022 and 2023) and approximately 1,359 MT CO<sub>2</sub>e/year of net annual operational emissions (sum of area-, energy-, mobile-, waste, and water-related emissions).<sup>30</sup> When amortizing the Project’s construction-related GHG emissions over a period of 30 years and summing them with the Project’s operational GHG emissions, we estimate net annual GHG emissions of approximately 1,375 MT CO<sub>2</sub>e/year. Furthermore, according to CAPCOA’s *CEQA & Climate Change* report, a service population (“SP”) is defined as “the sum of the number of residents and the number of jobs supported by the project.”<sup>31</sup> The CalEEMod output files indicate that the Project would include 389 residents. Furthermore, according to the *Employment Density Study Summary Report* completed by the Southern California Association of Governments (“SCAG”), the Project’s retail land use would support

<sup>29</sup> “Minutes for the GHG CEQA Significance Threshold Stakeholder Working Group #15.” SCAQMD, September 2010, available at: [http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-15/ghg-meeting-15-minutes.pdf](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-15/ghg-meeting-15-minutes.pdf), p. 2.

<sup>30</sup> See Attachment A for CalEEMod output files.

<sup>31</sup> CAPCOA (Jan. 2008) *CEQA & Climate Change*, p. 71-72, <http://www.capcoa.org/wp-content/uploads/2012/03/CAPCOA-White-Paper.pdf>.

approximately 8 employees.<sup>32, 33</sup> Thus, we estimate an SP of 397 people. When dividing the Project’s total GHG emissions by an SP value of 397 people, we find that the Project would emit approximately 3.5 MT CO<sub>2</sub>e/SP/year (see table below).<sup>34</sup>

<b>SWAPE Annual Greenhouse Gas Emissions</b>	
<b>Project Phase</b>	<b>Proposed Project</b>
<i>Total Construction</i>	504.12
Construction (amortized over 30 years)	16.80
<i>Area</i>	2.35
<i>Energy</i>	366.57
<i>Mobile</i>	887.14
<i>Waste</i>	33.22
<i>Water</i>	69.79
Annual Operational	1,359.06
<b>Total Net Annual GHG Emissions (MT CO<sub>2</sub>e/year)</b>	<b>1,375.87</b>
Service Population	397
<b>Service Population Efficiency (MT CO<sub>2</sub>e/SP/year)</b>	<b>3.5</b>
<b>SCAQMD 2035 Target</b>	<b>3.0</b>
<i>Exceeds?</i>	<b>Yes</b>

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As demonstrated above, the Project’s service population efficiency value, as estimated by the SWAPE’s net annual GHG emissions and SP, exceeds the SCAQMD 2035 efficiency target of 3.0 MT CO<sub>2</sub>e/SP/year, resulting in a potentially significant impact. A GHG analysis should be prepared in a full CEQA analysis and additional mitigation should be incorporated accordingly, per CEQA Guidelines.

## Mitigation

### Feasible Mitigation Measures Available to Reduce Emissions

Our analysis demonstrates that the Project may result in potentially significant health risk and GHG impacts that may need to be mitigated further in a full CEQA analysis. In an effort to reduce the Project’s emissions, we recommend the consideration of the following measures from SCAG’s 2020 RTP/SCS

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<sup>32</sup> Calculated: (5,828-SF strip-mall) / (730-SF per one employee other retail in Los Angeles County) = 7.98 employees.

<sup>33</sup> “Employment Density Study Summary Report.” Southern California Association of Governments (SCAG), October 2001, available at: <https://docplayer.net/30300085-Employment-density-study-summary-report-october-31-prepared-for-southern-california-association-of-governments.html>, p. 4.

<sup>34</sup> Calculated: (1,174.97 MT CO<sub>2</sub>e/year) / (304 service population) = (3.9 MT CO<sub>2</sub>e/SP/year).

PEIR’s Air Quality Project Level Mitigation Measures (“PMM-AQ-1”) and Greenhouse Gas Project Level Mitigation Measures (“PMM-GHG-1”), as described below:<sup>35</sup>

<b>SCAG RTP/SCS 2020-2045</b>
<b>Air Quality Project Level Mitigation Measures – PMM-AQ-1:</b>
In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the <i>State CEQA Guidelines</i> , a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to violating air quality standards. Such measures may include the following or other comparable measures identified by the Lead Agency:
a) Minimize land disturbance.
b) Suspend grading and earth moving when wind gusts exceed 25 miles per hour unless the soil is wet enough to prevent dust plumes.
c) Cover trucks when hauling dirt.
d) Stabilize the surface of dirt piles if not removed immediately.
e) Limit vehicular paths on unpaved surfaces and stabilize any temporary roads.
f) Minimize unnecessary vehicular and machinery activities.
g) Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway.
h) Revegetate disturbed land, including vehicular paths created during construction to avoid future off-road vehicular activities.
j) Require contractors to assemble a comprehensive inventory list (i.e., make, model, engine year, horsepower, emission rates) of all heavy-duty off-road (portable and mobile) equipment (50 horsepower and greater) that could be used an aggregate of 40 or more hours for the construction project. Prepare a plan for approval by the applicable air district demonstrating achievement of the applicable percent reduction for a CARB-approved fleet.
k) Ensure that all construction equipment is properly tuned and maintained.
l) Minimize idling time to 5 minutes—saves fuel and reduces emissions.
m) Provide an operational water truck on-site at all times. Use watering trucks to minimize dust; watering should be sufficient to confine dust plumes to the project work areas. Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway.
n) Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.
o) Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites.

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<sup>35</sup> “4.0 Mitigation Measures.” Connect SoCal Program Environmental Impact Report Addendum #1, September 2020, available at: [https://scag.ca.gov/sites/main/files/file-attachments/fpeir\\_connectsocial\\_addendum\\_4\\_mitigationmeasures.pdf?1606004420](https://scag.ca.gov/sites/main/files/file-attachments/fpeir_connectsocial_addendum_4_mitigationmeasures.pdf?1606004420), p. 4.0-2 – 4.0-10; 4.0-19 – 4.0-23; See also: “Certified Final Connect SoCal Program Environmental Impact Report.” Southern California Association of Governments (SCAG), May 2020, available at: <https://scag.ca.gov/peir>.

p) As appropriate require that portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, obtain CARB Portable Equipment Registration with the state or a local district permit. Arrange appropriate consultations with the CARB or the District to determine registration and permitting requirements prior to equipment operation at the site.
q) Require projects within 500 feet of residences, hospitals, or schools to use Tier 4 equipment for all engines above 50 horsepower (hp) unless the individual project can demonstrate that Tier 4 engines would not be required to mitigate emissions below significance thresholds.
r) Projects located within the South Coast Air Basin should consider applying for South Coast AQMD "SOON" funds which provides funds to applicable fleets for the purchase of commercially available low-emission heavy-duty engines to achieve near-term reduction of NOx emissions from in-use off-road diesel vehicles.
s) Projects located within AB 617 communities should review the applicable Community Emissions Reduction Plan (CERP) for additional mitigation that can be applied to individual projects.
t) Where applicable, projects should provide information about air quality related programs to schools, including the Environmental Justice Community Partnerships (EJCP), Clean Air Ranger Education (CARE), and Why Air Quality Matters programs.
u) Projects should work with local cities and counties to install adequate signage that prohibits truck idling in certain locations (e.g., near schools and sensitive receptors).
y) Projects that will introduce sensitive receptors within 500 feet of freeways and other sources should consider installing high efficiency of enhanced filtration units, such as Minimum Efficiency Reporting Value (MERV) 13 or better. Installation of enhanced filtration units can be verified during occupancy inspection prior to the issuance of an occupancy permit.
z) Develop an ongoing monitoring, inspection, and maintenance program for the MERV filters.
aa) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities.
bb) The following criteria related to diesel emissions shall be implemented on by individual project sponsors as appropriate and feasible: <ul style="list-style-type: none"> <li>- Diesel nonroad vehicles on site for more than 10 total days shall have either (1) engines that meet EPA on road emissions standards or (2) emission control technology verified by EPA or CARB to reduce PM emissions by a minimum of 85%</li> <li>- Diesel generators on site for more than 10 total days shall be equipped with emission control technology verified by EPA or CARB to reduce PM emissions by a minimum of 85%.</li> <li>- Nonroad diesel engines on site shall be Tier 2 or higher.</li> <li>- Diesel nonroad construction equipment on site for more than 10 total days shall have either (1) engines meeting EPA Tier 4 nonroad emissions standards or (2) emission control technology verified by EPA or CARB for use with nonroad engines to reduce PM emissions by a minimum of 85% for engines for 50 hp and greater and by a minimum of 20% for engines less than 50 hp.</li> <li>- Emission control technology shall be operated, maintained, and serviced as recommended by the emission control technology manufacturer.</li> <li>- Diesel vehicles, construction equipment, and generators on site shall be fueled with ultra-low sulfur diesel fuel (ULSD) or a biodiesel blend approved by the original engine manufacturer with sulfur content of 15 ppm or less.</li> <li>- The construction contractor shall maintain a list of all diesel vehicles, construction equipment, and generators to be used on site. The list shall include the following: <ul style="list-style-type: none"> <li>i. Contractor and subcontractor name and address, plus contact person responsible for the vehicles or equipment.</li> </ul> </li> </ul>



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- ii. Equipment type, equipment manufacturer, equipment serial number, engine manufacturer, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation.
- iii. For the emission control technology installed: technology type, serial number, make, model, manufacturer, EPA/CARB verification number/level, and installation date and hour-meter reading on installation date.
- The contractor shall establish generator sites and truck-staging zones for vehicles waiting to load or unload material on site. Such zones shall be located where diesel emissions have the least impact on abutters, the general public, and especially sensitive receptors such as hospitals, schools, daycare facilities, elderly housing, and convalescent facilities.
- The contractor shall maintain a monthly report that, for each on road diesel vehicle, nonroad construction equipment, or generator onsite, includes:
  - i. Hour-meter readings on arrival on-site, the first and last day of every month, and on off-site date.
  - ii. Any problems with the equipment or emission controls.
  - iii. Certified copies of fuel deliveries for the time period that identify:
    - 1. Source of supply
    - 2. Quantity of fuel
    - 3. Quantity of fuel, including sulfur content (percent by weight)

cc) Project should exceed Title-24 Building Envelope Energy Efficiency Standards (California Building Standards Code). The following measures can be used to increase energy efficiency:

- Provide pedestrian network improvements, such as interconnected street network, narrower roadways and shorter block lengths, sidewalks, accessibility to transit and transit shelters, traffic calming measures, parks and public spaces, minimize pedestrian barriers.
- Provide traffic calming measures, such as:
  - i. Marked crosswalks
  - ii. Count-down signal timers
  - iii. Curb extensions
  - iv. Speed tables
  - v. Raised crosswalks
  - vi. Raised intersections
  - vii. Median islands
  - viii. Tight corner radii
  - ix. Roundabouts or mini-circles
  - x. On-street parking
  - x. Chicanes/chokers
- Create urban non-motorized zones
- Provide bike parking in non-residential and multi-unit residential projects
- Dedicate land for bike trails
- Limit parking supply through:
  - i. Elimination (or reduction) of minimum parking requirements
  - ii. Creation of maximum parking requirements
  - iii. Provision of shared parking
- Require residential area parking permit.
- Provide ride-sharing programs
  - i. Designate a certain percentage of parking spacing for ride sharing vehicles

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- ii. Designating adequate passenger loading and unloading and waiting areas for ride-sharing vehicles
- iii. Providing a web site or messaging board for coordinating rides
- iv. Permanent transportation management association membership and finding requirement.

**Greenhouse Gas Project Level Mitigation Measures – PMM-GHG-1**

In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to violating air quality standards. Such measures may include the following or other comparable measures identified by the Lead Agency:

b) Reduce emissions resulting from projects through implementation of project features, project design, or other measures, such as those described in Appendix F of the State CEQA Guidelines.

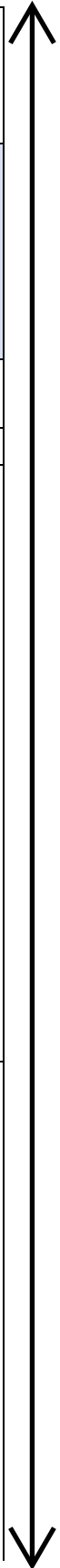
c) Include off-site measures to mitigate a project’s emissions.

d) Measures that consider incorporation of Best Available Control Technology (BACT) during design, construction and operation of projects to minimize GHG emissions, including but not limited to:

- i. Use energy and fuel-efficient vehicles and equipment;
- ii. Deployment of zero- and/or near zero emission technologies;
- iii. Use lighting systems that are energy efficient, such as LED technology;
- iv. Use the minimum feasible amount of GHG-emitting construction materials;
- v. Use cement blended with the maximum feasible amount of flash or other materials that reduce GHG emissions from cement production;
- vi. Incorporate design measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse;
- vii. Incorporate design measures to reduce energy consumption and increase use of renewable energy;
- viii. Incorporate design measures to reduce water consumption;
- ix. Use lighter-colored pavement where feasible;
- x. Recycle construction debris to maximum extent feasible;
- xi. Plant shade trees in or near construction projects where feasible; and
- xii. Solicit bids that include concepts listed above.

e) Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following:

- i. Promote transit-active transportation coordinated strategies;
- ii. Increase bicycle carrying capacity on transit and rail vehicles;
- iii. Improve or increase access to transit;
- iv. Increase access to common goods and services, such as groceries, schools, and day care;
- v. Incorporate affordable housing into the project;
- vi. Incorporate the neighborhood electric vehicle network;
- vii. Orient the project toward transit, bicycle and pedestrian facilities;
- viii. Improve pedestrian or bicycle networks, or transit service;
- ix. Provide traffic calming measures;
- x. Provide bicycle parking;
- xi. Limit or eliminate park supply;
- xii. Unbundle parking costs;



<ul style="list-style-type: none"> <li>xiii. Provide parking cash-out programs;</li> <li>xiv. Implement or provide access to commute reduction program;</li> </ul>
f) Incorporate bicycle and pedestrian facilities into project designs, maintaining these facilities, and providing amenities incentivizing their use; and planning for and building local bicycle projects that connect with the regional network;
g) Improving transit access to rail and bus routes by incentives for construction and transit facilities within developments, and/or providing dedicated shuttle service to transit stations; and
h) Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs including but not limited to measures that: <ul style="list-style-type: none"> <li>i. Provide car-sharing, bike sharing, and ride-sharing programs;</li> <li>ii. Provide transit passes;</li> <li>iii. Shift single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services;</li> <li>iv. Provide incentives or subsidies that increase that use of modes other than single-occupancy vehicle;</li> <li>v. Provide on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms;</li> <li>vi. Provide employee transportation coordinators at employment sites;</li> <li>vii. Provide a guaranteed ride home service to users of non-auto modes.</li> </ul>
i) Designate a percentage of parking spaces for ride-sharing vehicles or high-occupancy vehicles, and provide adequate passenger loading and unloading for those vehicles;
j) Land use siting and design measures that reduce GHG emissions, including: <ul style="list-style-type: none"> <li>i. Developing on infill and brownfields sites;</li> <li>ii. Building compact and mixed-use developments near transit;</li> <li>iii. Retaining on-site mature trees and vegetation, and planting new canopy trees;</li> <li>iv. Measures that increase vehicle efficiency, encourage use of zero and low emissions vehicles, or reduce the carbon content of fuels, including constructing or encouraging construction of electric vehicle charging stations or neighborhood electric vehicle networks, or charging for electric bicycles; and</li> <li>v. Measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse.</li> </ul>
k) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities. The measures provided above are also intended to be applied in low income and minority communities as applicable and feasible.
l) Require at least five percent of all vehicle parking spaces include electric vehicle charging stations, or at a minimum, require the appropriate infrastructure to facilitate sufficient electric charging for passenger vehicles and trucks to plug-in.
m) Encourage telecommuting and alternative work schedules, such as: <ul style="list-style-type: none"> <li>i. Staggered starting times</li> <li>ii. Flexible schedules</li> <li>iii. Compressed work weeks</li> </ul>
n) Implement commute trip reduction marketing, such as: <ul style="list-style-type: none"> <li>i. New employee orientation of trip reduction and alternative mode options</li> <li>ii. Event promotions</li> </ul>



iii.	Publications
o)	Implement preferential parking permit program
p)	Implement school pool and bus programs
q)	Price workplace parking, such as:
i.	Explicitly charging for parking for its employees;
ii.	Implementing above market rate pricing;
iii.	Validating parking only for invited guests;
iv.	Not providing employee parking and transportation allowances; and
v.	Educating employees about available alternatives.

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These measures offer a cost-effective, feasible way to incorporate lower-emitting design features into the proposed Project and, subsequently, reduce emissions released during Project construction and operation.

As it is policy of the State that eligible renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045, we emphasize the applicability of incorporating solar power system into the Project design. Until the feasibility of incorporating on-site renewable energy production is considered, the Project should not be approved.

A full CEQA analysis should be prepared to include all feasible mitigation measures, as well as include updated health risk and GHG analyses to ensure that the necessary mitigation measures are implemented to reduce emissions to below thresholds. The full CEQA analysis should also demonstrate a commitment to the implementation of these measures prior to Project approval, to ensure that the Project's significant emissions are reduced to the maximum extent possible.

## Disclaimer

SWAPE has received limited discovery regarding this project. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

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Sincerely,



Matt Hagemann, P.G., C.Hg.

A handwritten signature in blue ink that reads "Paul Rosenfeld". The signature is written in a cursive style with a large initial 'P'.

Paul E. Rosenfeld, Ph.D.

Attachment A: SWAPE CalEEMod Output Files

Attachment B: Health Risk Calculations

Attachment C: AERSCREEN Output Files

Attachment D: Matt Hagemann CV

Attachment E: Paul Rosenfeld CV

10626 Venice Blvd (Exact Replica of Exemption's Model) - Los Angeles-South Coast County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**10626 Venice Blvd (Exact Replica of Exemption's Model)**

Los Angeles-South Coast County, Annual

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	71.74	1000sqft	0.00	71,740.00	0
Apartments Mid Rise	136.00	Dwelling Unit	0.73	92,500.00	389
Strip Mall	3.32	1000sqft	0.00	3,318.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	33
<b>Climate Zone</b>	11			<b>Operational Year</b>	2024
<b>Utility Company</b>	Los Angeles Department of Water & Power				
<b>CO2 Intensity (lb/MWhr)</b>	691.98	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Consistent with the Exemption's model.

Land Use - Consistent with the Exemption's model.

Construction Phase - Consistent with the Exemption's model.

Off-road Equipment - Consistent with the Exemption's model.

Off-road Equipment -

Grading - Consistent with the Exemption's model.

Off-road Equipment - Consistent with the Exemption's model.

Demolition - Consistent with the Exemption's model.

Woodstoves - Consistent with the Exemption's model.

Construction Off-road Equipment Mitigation - Consistent with the Exemption's model.

10626 Venice Blvd (Exact Replica of Exemption's Model) - Los Angeles-South Coast County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

Area Mitigation - Consistent with the Exemption's model.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	43.00
tblConstructionPhase	NumDays	100.00	239.00
tblConstructionPhase	NumDays	10.00	64.00
tblConstructionPhase	NumDays	2.00	43.00
tblConstructionPhase	NumDays	5.00	131.00
tblConstructionPhase	PhaseEndDate	6/22/2022	12/29/2023
tblConstructionPhase	PhaseEndDate	6/8/2022	10/31/2023
tblConstructionPhase	PhaseEndDate	1/14/2022	3/31/2022
tblConstructionPhase	PhaseEndDate	1/19/2022	5/31/2022
tblConstructionPhase	PhaseEndDate	6/15/2022	11/30/2022
tblConstructionPhase	PhaseStartDate	6/16/2022	11/1/2023
tblConstructionPhase	PhaseStartDate	1/20/2022	12/1/2022
tblConstructionPhase	PhaseStartDate	1/18/2022	4/1/2022
tblConstructionPhase	PhaseStartDate	6/9/2022	6/1/2022
tblFireplaces	NumberGas	115.60	0.00
tblFireplaces	NumberNoFireplace	13.60	136.00
tblFireplaces	NumberWood	6.80	0.00
tblGrading	AcresOfGrading	16.13	1.50
tblGrading	MaterialExported	0.00	11,500.00
tblLandUse	LandUseSquareFeet	136,000.00	92,500.00
tblLandUse	LotAcreage	1.65	0.00
tblLandUse	LotAcreage	3.58	0.73
tblLandUse	LotAcreage	0.08	0.00
tblOffRoadEquipment	HorsePower	158.00	187.00
tblOffRoadEquipment	LoadFactor	0.38	0.41
tblOffRoadEquipment	LoadFactor	0.37	0.37



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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

tblOffRoadEquipment	OffRoadEquipmentType	Graders	Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Welders
tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblWoodstoves	NumberCatalytic	6.80	0.00
tblWoodstoves	NumberNoncatalytic	6.80	0.00

**2.0 Emissions Summary**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	0.1110	0.9909	1.0044	2.2800e-003	0.1541	0.0424	0.1965	0.0677	0.0399	0.1076	0.0000	201.8765	201.8765	0.0341	8.9400e-003	205.3928
2023	0.4370	0.8792	1.3491	3.2300e-003	0.1780	0.0378	0.2158	0.0477	0.0349	0.0826	0.0000	294.4399	294.4399	0.0407	0.0110	298.7253
<b>Maximum</b>	<b>0.4370</b>	<b>0.9909</b>	<b>1.3491</b>	<b>3.2300e-003</b>	<b>0.1780</b>	<b>0.0424</b>	<b>0.2158</b>	<b>0.0677</b>	<b>0.0399</b>	<b>0.1076</b>	<b>0.0000</b>	<b>294.4399</b>	<b>294.4399</b>	<b>0.0407</b>	<b>0.0110</b>	<b>298.7253</b>

**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	0.1110	0.9909	1.0044	2.2800e-003	0.1541	0.0424	0.1965	0.0677	0.0399	0.1076	0.0000	201.8764	201.8764	0.0341	8.9400e-003	205.3927
2023	0.4370	0.8792	1.3491	3.2300e-003	0.1780	0.0378	0.2158	0.0477	0.0349	0.0826	0.0000	294.4398	294.4398	0.0407	0.0110	298.7252
<b>Maximum</b>	<b>0.4370</b>	<b>0.9909</b>	<b>1.3491</b>	<b>3.2300e-003</b>	<b>0.1780</b>	<b>0.0424</b>	<b>0.2158</b>	<b>0.0677</b>	<b>0.0399</b>	<b>0.1076</b>	<b>0.0000</b>	<b>294.4398</b>	<b>294.4398</b>	<b>0.0407</b>	<b>0.0110</b>	<b>298.7252</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-2-2022	4-1-2022	0.2400	0.2400
2	4-2-2022	7-1-2022	0.4152	0.4152
3	7-2-2022	10-1-2022	0.2012	0.2012
4	10-2-2022	1-1-2023	0.2451	0.2451
5	1-2-2023	4-1-2023	0.2869	0.2869
6	4-2-2023	7-1-2023	0.2866	0.2866
7	7-2-2023	9-30-2023	0.2866	0.2866
		Highest	0.4152	0.4152

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	0.4246	0.0162	1.4029	7.0000e-005		7.7700e-003	7.7700e-003		7.7700e-003	7.7700e-003	0.0000	2.2929	2.2929	2.2000e-003	0.0000	2.3479
Energy	6.6400e-003	0.0567	0.0243	3.6000e-004		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	365.3087	365.3087	0.0156	2.9400e-003	366.5723
Mobile	0.4271	0.4823	4.3642	9.4500e-003	0.9992	6.9400e-003	1.0061	0.2666	6.4500e-003	0.2730	0.0000	874.1694	874.1694	0.0610	0.0384	887.1383
Waste						0.0000	0.0000		0.0000	0.0000	13.4076	0.0000	13.4076	0.7924	0.0000	33.2167
Water						0.0000	0.0000		0.0000	0.0000	2.8892	57.2255	60.1147	0.2995	7.3400e-003	69.7882
<b>Total</b>	<b>0.8583</b>	<b>0.5552</b>	<b>5.7914</b>	<b>9.8800e-003</b>	<b>0.9992</b>	<b>0.0193</b>	<b>1.0185</b>	<b>0.2666</b>	<b>0.0188</b>	<b>0.2854</b>	<b>16.2967</b>	<b>1,298.9964</b>	<b>1,315.2931</b>	<b>1.1706</b>	<b>0.0487</b>	<b>1,359.0634</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	0.4246	0.0162	1.4029	7.0000e-005		7.7700e-003	7.7700e-003		7.7700e-003	7.7700e-003	0.0000	2.2929	2.2929	2.2000e-003	0.0000	2.3479
Energy	6.6400e-003	0.0567	0.0243	3.6000e-004		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	365.3087	365.3087	0.0156	2.9400e-003	366.5723
Mobile	0.4271	0.4823	4.3642	9.4500e-003	0.9992	6.9400e-003	1.0061	0.2666	6.4500e-003	0.2730	0.0000	874.1694	874.1694	0.0610	0.0384	887.1383
Waste						0.0000	0.0000		0.0000	0.0000	13.4076	0.0000	13.4076	0.7924	0.0000	33.2167
Water						0.0000	0.0000		0.0000	0.0000	2.8892	57.2255	60.1147	0.2995	7.3400e-003	69.7882
<b>Total</b>	<b>0.8583</b>	<b>0.5552</b>	<b>5.7914</b>	<b>9.8800e-003</b>	<b>0.9992</b>	<b>0.0193</b>	<b>1.0185</b>	<b>0.2666</b>	<b>0.0188</b>	<b>0.2854</b>	<b>16.2967</b>	<b>1,298.9964</b>	<b>1,315.2931</b>	<b>1.1706</b>	<b>0.0487</b>	<b>1,359.0634</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**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	1/2/2022	3/31/2022	5	64	
2	Grading	Grading	4/1/2022	5/31/2022	5	43	
3	Building Construction	Building Construction	12/1/2022	10/31/2023	5	239	

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4	Parking Garage	Paving	6/1/2022	11/30/2022	5	131
5	Architectural Coating	Architectural Coating	11/1/2023	12/29/2023	5	43

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 1.5**

**Acres of Paving: 0**

**Residential Indoor: 187,313; Residential Outdoor: 62,438; Non-Residential Indoor: 4,977; Non-Residential Outdoor: 1,659; Striped Parking Area: 4,304 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Parking Garage	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Grading	Excavators	1	6.00	187	0.41
Parking Garage	Welders	1	7.00	46	0.45
Parking Garage	Pavers	0	7.00	130	0.42
Parking Garage	Rollers	0	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Parking Garage	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Parking Garage	Tractors/Loaders/Backhoes	1	7.00	97	0.37

**Trips and VMT**



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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	64.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	1,438.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	129.00	27.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Parking Garage	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Water Exposed Area

**3.2 Demolition - 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					6.9200e-003	0.0000	6.9200e-003	1.0500e-003	0.0000	1.0500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0227	0.2052	0.2390	3.8000e-004		0.0108	0.0108		0.0103	0.0103	0.0000	33.3235	33.3235	6.1500e-003	0.0000	33.4773
<b>Total</b>	<b>0.0227</b>	<b>0.2052</b>	<b>0.2390</b>	<b>3.8000e-004</b>	<b>6.9200e-003</b>	<b>0.0108</b>	<b>0.0177</b>	<b>1.0500e-003</b>	<b>0.0103</b>	<b>0.0114</b>	<b>0.0000</b>	<b>33.3235</b>	<b>33.3235</b>	<b>6.1500e-003</b>	<b>0.0000</b>	<b>33.4773</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	1.5000e-004	5.6600e-003	1.2600e-003	2.0000e-005	5.5000e-004	4.0000e-005	5.9000e-004	1.5000e-004	4.0000e-005	1.9000e-004	0.0000	1.9765	1.9765	1.0000e-004	3.1000e-004	2.0726
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1000e-003	9.1000e-004	0.0119	3.0000e-005	3.5100e-003	2.0000e-005	3.5300e-003	9.3000e-004	2.0000e-005	9.5000e-004	0.0000	2.8840	2.8840	8.0000e-005	8.0000e-005	2.9095
<b>Total</b>	<b>1.2500e-003</b>	<b>6.5700e-003</b>	<b>0.0131</b>	<b>5.0000e-005</b>	<b>4.0600e-003</b>	<b>6.0000e-005</b>	<b>4.1200e-003</b>	<b>1.0800e-003</b>	<b>6.0000e-005</b>	<b>1.1400e-003</b>	<b>0.0000</b>	<b>4.8605</b>	<b>4.8605</b>	<b>1.8000e-004</b>	<b>3.9000e-004</b>	<b>4.9821</b>

**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					6.9200e-003	0.0000	6.9200e-003	1.0500e-003	0.0000	1.0500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0227	0.2052	0.2390	3.8000e-004		0.0108	0.0108		0.0103	0.0103	0.0000	33.3235	33.3235	6.1500e-003	0.0000	33.4773
<b>Total</b>	<b>0.0227</b>	<b>0.2052</b>	<b>0.2390</b>	<b>3.8000e-004</b>	<b>6.9200e-003</b>	<b>0.0108</b>	<b>0.0177</b>	<b>1.0500e-003</b>	<b>0.0103</b>	<b>0.0114</b>	<b>0.0000</b>	<b>33.3235</b>	<b>33.3235</b>	<b>6.1500e-003</b>	<b>0.0000</b>	<b>33.4773</b>

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**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	1.5000e-004	5.6600e-003	1.2600e-003	2.0000e-005	5.5000e-004	4.0000e-005	5.9000e-004	1.5000e-004	4.0000e-005	1.9000e-004	0.0000	1.9765	1.9765	1.0000e-004	3.1000e-004	2.0726
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1000e-003	9.1000e-004	0.0119	3.0000e-005	3.5100e-003	2.0000e-005	3.5300e-003	9.3000e-004	2.0000e-005	9.5000e-004	0.0000	2.8840	2.8840	8.0000e-005	8.0000e-005	2.9095
<b>Total</b>	<b>1.2500e-003</b>	<b>6.5700e-003</b>	<b>0.0131</b>	<b>5.0000e-005</b>	<b>4.0600e-003</b>	<b>6.0000e-005</b>	<b>4.1200e-003</b>	<b>1.0800e-003</b>	<b>6.0000e-005</b>	<b>1.1400e-003</b>	<b>0.0000</b>	<b>4.8605</b>	<b>4.8605</b>	<b>1.8000e-004</b>	<b>3.9000e-004</b>	<b>4.9821</b>

**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					0.0986	0.0000	0.0986	0.0536	0.0000	0.0536	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0198	0.2036	0.1237	3.0000e-004		9.3700e-003	9.3700e-003		8.6200e-003	8.6200e-003	0.0000	26.5766	26.5766	8.6000e-003	0.0000	26.7915
<b>Total</b>	<b>0.0198</b>	<b>0.2036</b>	<b>0.1237</b>	<b>3.0000e-004</b>	<b>0.0986</b>	<b>9.3700e-003</b>	<b>0.1079</b>	<b>0.0536</b>	<b>8.6200e-003</b>	<b>0.0622</b>	<b>0.0000</b>	<b>26.5766</b>	<b>26.5766</b>	<b>8.6000e-003</b>	<b>0.0000</b>	<b>26.7915</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	3.3200e-003	0.1272	0.0284	4.5000e-004	0.0124	9.0000e-004	0.0133	3.4000e-003	8.6000e-004	4.2600e-003	0.0000	44.4101	44.4101	2.3600e-003	7.0500e-003	46.5689
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	5.9000e-004	4.9000e-004	6.3800e-003	2.0000e-005	1.8800e-003	1.0000e-005	1.9000e-003	5.0000e-004	1.0000e-005	5.1000e-004	0.0000	1.5501	1.5501	4.0000e-005	4.0000e-005	1.5639
<b>Total</b>	<b>3.9100e-003</b>	<b>0.1277</b>	<b>0.0347</b>	<b>4.7000e-004</b>	<b>0.0143</b>	<b>9.1000e-004</b>	<b>0.0152</b>	<b>3.9000e-003</b>	<b>8.7000e-004</b>	<b>4.7700e-003</b>	<b>0.0000</b>	<b>45.9603</b>	<b>45.9603</b>	<b>2.4000e-003</b>	<b>7.0900e-003</b>	<b>48.1328</b>

**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					0.0986	0.0000	0.0986	0.0536	0.0000	0.0536	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0198	0.2036	0.1237	3.0000e-004		9.3700e-003	9.3700e-003		8.6200e-003	8.6200e-003	0.0000	26.5766	26.5766	8.6000e-003	0.0000	26.7915
<b>Total</b>	<b>0.0198</b>	<b>0.2036</b>	<b>0.1237</b>	<b>3.0000e-004</b>	<b>0.0986</b>	<b>9.3700e-003</b>	<b>0.1079</b>	<b>0.0536</b>	<b>8.6200e-003</b>	<b>0.0622</b>	<b>0.0000</b>	<b>26.5766</b>	<b>26.5766</b>	<b>8.6000e-003</b>	<b>0.0000</b>	<b>26.7915</b>

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**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	3.3200e-003	0.1272	0.0284	4.5000e-004	0.0124	9.0000e-004	0.0133	3.4000e-003	8.6000e-004	4.2600e-003	0.0000	44.4101	44.4101	2.3600e-003	7.0500e-003	46.5689
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	5.9000e-004	4.9000e-004	6.3800e-003	2.0000e-005	1.8800e-003	1.0000e-005	1.9000e-003	5.0000e-004	1.0000e-005	5.1000e-004	0.0000	1.5501	1.5501	4.0000e-005	4.0000e-005	1.5639
<b>Total</b>	<b>3.9100e-003</b>	<b>0.1277</b>	<b>0.0347</b>	<b>4.7000e-004</b>	<b>0.0143</b>	<b>9.1000e-004</b>	<b>0.0152</b>	<b>3.9000e-003</b>	<b>8.7000e-004</b>	<b>4.7700e-003</b>	<b>0.0000</b>	<b>45.9603</b>	<b>45.9603</b>	<b>2.4000e-003</b>	<b>7.0900e-003</b>	<b>48.1328</b>

**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	7.5500e-003	0.0773	0.0787	1.3000e-004		4.0900e-003	4.0900e-003		3.7600e-003	3.7600e-003	0.0000	11.0163	11.0163	3.5600e-003	0.0000	11.1053
<b>Total</b>	<b>7.5500e-003</b>	<b>0.0773</b>	<b>0.0787</b>	<b>1.3000e-004</b>		<b>4.0900e-003</b>	<b>4.0900e-003</b>		<b>3.7600e-003</b>	<b>3.7600e-003</b>	<b>0.0000</b>	<b>11.0163</b>	<b>11.0163</b>	<b>3.5600e-003</b>	<b>0.0000</b>	<b>11.1053</b>

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**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	5.8000e-004	0.0153	5.0700e-003	6.0000e-005	1.8700e-003	1.4000e-004	2.0100e-003	5.4000e-004	1.3000e-004	6.7000e-004	0.0000	5.6715	5.6715	1.9000e-004	8.2000e-004	5.9200
Worker	4.8600e-003	4.0500e-003	0.0526	1.4000e-004	0.0156	1.0000e-004	0.0157	4.1300e-003	9.0000e-005	4.2200e-003	0.0000	12.7886	12.7886	3.7000e-004	3.5000e-004	12.9019
<b>Total</b>	<b>5.4400e-003</b>	<b>0.0193</b>	<b>0.0577</b>	<b>2.0000e-004</b>	<b>0.0174</b>	<b>2.4000e-004</b>	<b>0.0177</b>	<b>4.6700e-003</b>	<b>2.2000e-004</b>	<b>4.8900e-003</b>	<b>0.0000</b>	<b>18.4601</b>	<b>18.4601</b>	<b>5.6000e-004</b>	<b>1.1700e-003</b>	<b>18.8219</b>

**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	7.5500e-003	0.0773	0.0787	1.3000e-004		4.0900e-003	4.0900e-003		3.7600e-003	3.7600e-003	0.0000	11.0162	11.0162	3.5600e-003	0.0000	11.1053
<b>Total</b>	<b>7.5500e-003</b>	<b>0.0773</b>	<b>0.0787</b>	<b>1.3000e-004</b>		<b>4.0900e-003</b>	<b>4.0900e-003</b>		<b>3.7600e-003</b>	<b>3.7600e-003</b>	<b>0.0000</b>	<b>11.0162</b>	<b>11.0162</b>	<b>3.5600e-003</b>	<b>0.0000</b>	<b>11.1053</b>



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**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	5.8000e-004	0.0153	5.0700e-003	6.0000e-005	1.8700e-003	1.4000e-004	2.0100e-003	5.4000e-004	1.3000e-004	6.7000e-004	0.0000	5.6715	5.6715	1.9000e-004	8.2000e-004	5.9200
Worker	4.8600e-003	4.0500e-003	0.0526	1.4000e-004	0.0156	1.0000e-004	0.0157	4.1300e-003	9.0000e-005	4.2200e-003	0.0000	12.7886	12.7886	3.7000e-004	3.5000e-004	12.9019
<b>Total</b>	<b>5.4400e-003</b>	<b>0.0193</b>	<b>0.0577</b>	<b>2.0000e-004</b>	<b>0.0174</b>	<b>2.4000e-004</b>	<b>0.0177</b>	<b>4.6700e-003</b>	<b>2.2000e-004</b>	<b>4.8900e-003</b>	<b>0.0000</b>	<b>18.4601</b>	<b>18.4601</b>	<b>5.6000e-004</b>	<b>1.1700e-003</b>	<b>18.8219</b>

**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	0.0686	0.6964	0.7700	1.2400e-003		0.0348	0.0348		0.0320	0.0320	0.0000	108.7262	108.7262	0.0352	0.0000	109.6053
<b>Total</b>	<b>0.0686</b>	<b>0.6964</b>	<b>0.7700</b>	<b>1.2400e-003</b>		<b>0.0348</b>	<b>0.0348</b>		<b>0.0320</b>	<b>0.0320</b>	<b>0.0000</b>	<b>108.7262</b>	<b>108.7262</b>	<b>0.0352</b>	<b>0.0000</b>	<b>109.6053</b>

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**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	3.3100e-003	0.1181	0.0442	5.5000e-004	0.0185	5.7000e-004	0.0190	5.3300e-003	5.4000e-004	5.8700e-003	0.0000	53.2648	53.2648	1.7800e-003	7.6700e-003	55.5937
Worker	0.0444	0.0353	0.4769	1.3300e-003	0.1534	9.4000e-004	0.1543	0.0407	8.7000e-004	0.0416	0.0000	122.0836	122.0836	3.2500e-003	3.1800e-003	123.1118
<b>Total</b>	<b>0.0477</b>	<b>0.1533</b>	<b>0.5211</b>	<b>1.8800e-003</b>	<b>0.1718</b>	<b>1.5100e-003</b>	<b>0.1733</b>	<b>0.0461</b>	<b>1.4100e-003</b>	<b>0.0475</b>	<b>0.0000</b>	<b>175.3484</b>	<b>175.3484</b>	<b>5.0300e-003</b>	<b>0.0109</b>	<b>178.7055</b>

**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	0.0686	0.6964	0.7700	1.2400e-003		0.0348	0.0348		0.0320	0.0320	0.0000	108.7260	108.7260	0.0352	0.0000	109.6051
<b>Total</b>	<b>0.0686</b>	<b>0.6964</b>	<b>0.7700</b>	<b>1.2400e-003</b>		<b>0.0348</b>	<b>0.0348</b>		<b>0.0320</b>	<b>0.0320</b>	<b>0.0000</b>	<b>108.7260</b>	<b>108.7260</b>	<b>0.0352</b>	<b>0.0000</b>	<b>109.6051</b>

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**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	3.3100e-003	0.1181	0.0442	5.5000e-004	0.0185	5.7000e-004	0.0190	5.3300e-003	5.4000e-004	5.8700e-003	0.0000	53.2648	53.2648	1.7800e-003	7.6700e-003	55.5937
Worker	0.0444	0.0353	0.4769	1.3300e-003	0.1534	9.4000e-004	0.1543	0.0407	8.7000e-004	0.0416	0.0000	122.0836	122.0836	3.2500e-003	3.1800e-003	123.1118
<b>Total</b>	<b>0.0477</b>	<b>0.1533</b>	<b>0.5211</b>	<b>1.8800e-003</b>	<b>0.1718</b>	<b>1.5100e-003</b>	<b>0.1733</b>	<b>0.0461</b>	<b>1.4100e-003</b>	<b>0.0475</b>	<b>0.0000</b>	<b>175.3484</b>	<b>175.3484</b>	<b>5.0300e-003</b>	<b>0.0109</b>	<b>178.7055</b>

**3.5 Parking Garage - 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	0.0463	0.3479	0.4138	6.4000e-004		0.0168	0.0168		0.0160	0.0160	0.0000	51.0537	51.0537	0.0123	0.0000	51.3621
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0463</b>	<b>0.3479</b>	<b>0.4138</b>	<b>6.4000e-004</b>		<b>0.0168</b>	<b>0.0168</b>		<b>0.0160</b>	<b>0.0160</b>	<b>0.0000</b>	<b>51.0537</b>	<b>51.0537</b>	<b>0.0123</b>	<b>0.0000</b>	<b>51.3621</b>

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**3.5 Parking Garage - 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	0.0000	0.0000	0.0000	0.0000	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	4.0400e-003	3.3600e-003	0.0437	1.2000e-004	0.0129	8.0000e-005	0.0130	3.4300e-003	8.0000e-005	3.5100e-003	0.0000	10.6256	10.6256	3.0000e-004	2.9000e-004	10.7198
<b>Total</b>	<b>4.0400e-003</b>	<b>3.3600e-003</b>	<b>0.0437</b>	<b>1.2000e-004</b>	<b>0.0129</b>	<b>8.0000e-005</b>	<b>0.0130</b>	<b>3.4300e-003</b>	<b>8.0000e-005</b>	<b>3.5100e-003</b>	<b>0.0000</b>	<b>10.6256</b>	<b>10.6256</b>	<b>3.0000e-004</b>	<b>2.9000e-004</b>	<b>10.7198</b>

**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	0.0463	0.3479	0.4138	6.4000e-004		0.0168	0.0168		0.0160	0.0160	0.0000	51.0536	51.0536	0.0123	0.0000	51.3620
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0463</b>	<b>0.3479</b>	<b>0.4138</b>	<b>6.4000e-004</b>		<b>0.0168</b>	<b>0.0168</b>		<b>0.0160</b>	<b>0.0160</b>	<b>0.0000</b>	<b>51.0536</b>	<b>51.0536</b>	<b>0.0123</b>	<b>0.0000</b>	<b>51.3620</b>

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**3.5 Parking Garage - 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	0.0000	0.0000	0.0000	0.0000	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	4.0400e-003	3.3600e-003	0.0437	1.2000e-004	0.0129	8.0000e-005	0.0130	3.4300e-003	8.0000e-005	3.5100e-003	0.0000	10.6256	10.6256	3.0000e-004	2.9000e-004	10.7198
<b>Total</b>	<b>4.0400e-003</b>	<b>3.3600e-003</b>	<b>0.0437</b>	<b>1.2000e-004</b>	<b>0.0129</b>	<b>8.0000e-005</b>	<b>0.0130</b>	<b>3.4300e-003</b>	<b>8.0000e-005</b>	<b>3.5100e-003</b>	<b>0.0000</b>	<b>10.6256</b>	<b>10.6256</b>	<b>3.0000e-004</b>	<b>2.9000e-004</b>	<b>10.7198</b>

**3.6 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	0.3148					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.1200e-003	0.0280	0.0389	6.0000e-005		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	5.4895	5.4895	3.3000e-004	0.0000	5.4977
<b>Total</b>	<b>0.3189</b>	<b>0.0280</b>	<b>0.0389</b>	<b>6.0000e-005</b>		<b>1.5200e-003</b>	<b>1.5200e-003</b>		<b>1.5200e-003</b>	<b>1.5200e-003</b>	<b>0.0000</b>	<b>5.4895</b>	<b>5.4895</b>	<b>3.3000e-004</b>	<b>0.0000</b>	<b>5.4977</b>

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**3.6 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	1.7700e-003	1.4100e-003	0.0191	5.0000e-005	6.1300e-003	4.0000e-005	6.1600e-003	1.6300e-003	3.0000e-005	1.6600e-003	0.0000	4.8758	4.8758	1.3000e-004	1.3000e-004	4.9169
<b>Total</b>	<b>1.7700e-003</b>	<b>1.4100e-003</b>	<b>0.0191</b>	<b>5.0000e-005</b>	<b>6.1300e-003</b>	<b>4.0000e-005</b>	<b>6.1600e-003</b>	<b>1.6300e-003</b>	<b>3.0000e-005</b>	<b>1.6600e-003</b>	<b>0.0000</b>	<b>4.8758</b>	<b>4.8758</b>	<b>1.3000e-004</b>	<b>1.3000e-004</b>	<b>4.9169</b>

**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	0.3148					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.1200e-003	0.0280	0.0389	6.0000e-005		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	5.4895	5.4895	3.3000e-004	0.0000	5.4977
<b>Total</b>	<b>0.3189</b>	<b>0.0280</b>	<b>0.0389</b>	<b>6.0000e-005</b>		<b>1.5200e-003</b>	<b>1.5200e-003</b>		<b>1.5200e-003</b>	<b>1.5200e-003</b>	<b>0.0000</b>	<b>5.4895</b>	<b>5.4895</b>	<b>3.3000e-004</b>	<b>0.0000</b>	<b>5.4977</b>



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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**3.6 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	1.7700e-003	1.4100e-003	0.0191	5.0000e-005	6.1300e-003	4.0000e-005	6.1600e-003	1.6300e-003	3.0000e-005	1.6600e-003	0.0000	4.8758	4.8758	1.3000e-004	1.3000e-004	4.9169
<b>Total</b>	<b>1.7700e-003</b>	<b>1.4100e-003</b>	<b>0.0191</b>	<b>5.0000e-005</b>	<b>6.1300e-003</b>	<b>4.0000e-005</b>	<b>6.1600e-003</b>	<b>1.6300e-003</b>	<b>3.0000e-005</b>	<b>1.6600e-003</b>	<b>0.0000</b>	<b>4.8758</b>	<b>4.8758</b>	<b>1.3000e-004</b>	<b>1.3000e-004</b>	<b>4.9169</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	ROG	NOx	CO	SO2	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	0.4271	0.4823	4.3642	9.4500e-003	0.9992	6.9400e-003	1.0061	0.2666	6.4500e-003	0.2730	0.0000	874.1694	874.1694	0.0610	0.0384	887.1383
Unmitigated	0.4271	0.4823	4.3642	9.4500e-003	0.9992	6.9400e-003	1.0061	0.2666	6.4500e-003	0.2730	0.0000	874.1694	874.1694	0.0610	0.0384	887.1383

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	739.84	667.76	556.24	2,403,332	2,403,332
Enclosed Parking with Elevator	0.00	0.00	0.00		
Strip Mall	147.05	139.49	67.79	256,183	256,183
Total	886.89	807.25	624.03	2,659,515	2,659,515

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Enclosed Parking with Elevator	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

Strip Mall	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
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**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	299.6244	299.6244	0.0143	1.7300e-003	300.4977
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	299.6244	299.6244	0.0143	1.7300e-003	300.4977
NaturalGas Mitigated	6.6400e-003	0.0567	0.0243	3.6000e-004		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	65.6843	65.6843	1.2600e-003	1.2000e-003	66.0746
NaturalGas Unmitigated	6.6400e-003	0.0567	0.0243	3.6000e-004		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	65.6843	65.6843	1.2600e-003	1.2000e-003	66.0746

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**5.2 Energy by Land Use - Natural Gas**

**Unmitigated**

	Natural Gas 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	1.22547e+006	6.6100e-003	0.0565	0.0240	3.6000e-004		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003	0.0000	65.3957	65.3957	1.2500e-003	1.2000e-003	65.7843
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
Strip Mall	5408.34	3.0000e-005	2.7000e-004	2.2000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.2886	0.2886	1.0000e-005	1.0000e-005	0.2903
<b>Total</b>		<b>6.6400e-003</b>	<b>0.0567</b>	<b>0.0243</b>	<b>3.6000e-004</b>		<b>4.5900e-003</b>	<b>4.5900e-003</b>		<b>4.5900e-003</b>	<b>4.5900e-003</b>	<b>0.0000</b>	<b>65.6843</b>	<b>65.6843</b>	<b>1.2600e-003</b>	<b>1.2100e-003</b>	<b>66.0746</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**5.2 Energy by Land Use - NaturalGas**

**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	1.22547e+006	6.6100e-003	0.0565	0.0240	3.6000e-004		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003	0.0000	65.3957	65.3957	1.2500e-003	1.2000e-003	65.7843
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
Strip Mall	5408.34	3.0000e-005	2.7000e-004	2.2000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.2886	0.2886	1.0000e-005	1.0000e-005	0.2903
<b>Total</b>		<b>6.6400e-003</b>	<b>0.0567</b>	<b>0.0243</b>	<b>3.6000e-004</b>		<b>4.5900e-003</b>	<b>4.5900e-003</b>		<b>4.5900e-003</b>	<b>4.5900e-003</b>	<b>0.0000</b>	<b>65.6843</b>	<b>65.6843</b>	<b>1.2600e-003</b>	<b>1.2100e-003</b>	<b>66.0746</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	520960	163.5174	7.8000e-003	9.5000e-004	163.9940
Enclosed Parking with Elevator	390266	122.4953	5.8400e-003	7.1000e-004	122.8524
Strip Mall	43366.3	13.6117	6.5000e-004	8.0000e-005	13.6513
<b>Total</b>		<b>299.6244</b>	<b>0.0143</b>	<b>1.7400e-003</b>	<b>300.4977</b>



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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**5.3 Energy by Land Use - Electricity**

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	520960	163.5174	7.8000e-003	9.5000e-004	163.9940
Enclosed Parking with Elevator	390266	122.4953	5.8400e-003	7.1000e-004	122.8524
Strip Mall	43366.3	13.6117	6.5000e-004	8.0000e-005	13.6513
<b>Total</b>		<b>299.6244</b>	<b>0.0143</b>	<b>1.7400e-003</b>	<b>300.4977</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

No Hearths Installed

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	ROG	NOx	CO	SO2	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	0.4246	0.0162	1.4029	7.0000e-005		7.7700e-003	7.7700e-003		7.7700e-003	7.7700e-003	0.0000	2.2929	2.2929	2.2000e-003	0.0000	2.3479
Unmitigated	0.4246	0.0162	1.4029	7.0000e-005		7.7700e-003	7.7700e-003		7.7700e-003	7.7700e-003	0.0000	2.2929	2.2929	2.2000e-003	0.0000	2.3479

**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	0.0315					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3509					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	0.0422	0.0162	1.4029	7.0000e-005		7.7700e-003	7.7700e-003		7.7700e-003	7.7700e-003	0.0000	2.2929	2.2929	2.2000e-003	0.0000	2.3479
<b>Total</b>	<b>0.4246</b>	<b>0.0162</b>	<b>1.4029</b>	<b>7.0000e-005</b>		<b>7.7700e-003</b>	<b>7.7700e-003</b>		<b>7.7700e-003</b>	<b>7.7700e-003</b>	<b>0.0000</b>	<b>2.2929</b>	<b>2.2929</b>	<b>2.2000e-003</b>	<b>0.0000</b>	<b>2.3479</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**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	0.0315					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3509					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	0.0422	0.0162	1.4029	7.0000e-005		7.7700e-003	7.7700e-003		7.7700e-003	7.7700e-003	0.0000	2.2929	2.2929	2.2000e-003	0.0000	2.3479
<b>Total</b>	<b>0.4246</b>	<b>0.0162</b>	<b>1.4029</b>	<b>7.0000e-005</b>		<b>7.7700e-003</b>	<b>7.7700e-003</b>		<b>7.7700e-003</b>	<b>7.7700e-003</b>	<b>0.0000</b>	<b>2.2929</b>	<b>2.2929</b>	<b>2.2000e-003</b>	<b>0.0000</b>	<b>2.3479</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	60.1147	0.2995	7.3400e-003	69.7882
Unmitigated	60.1147	0.2995	7.3400e-003	69.7882

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	8.86095 / 5.58625	58.5060	0.2914	7.1400e-003	67.9183
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	0.245921 / 0.150726	1.6087	8.0900e-003	2.0000e-004	1.8699
<b>Total</b>		<b>60.1147</b>	<b>0.2995</b>	<b>7.3400e-003</b>	<b>69.7882</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**7.2 Water by Land Use**

**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	8.86095 / 5.58625	58.5060	0.2914	7.1400e-003	67.9183
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	0.245921 / 0.150726	1.6087	8.0900e-003	2.0000e-004	1.8699
<b>Total</b>		<b>60.1147</b>	<b>0.2995</b>	<b>7.3400e-003</b>	<b>69.7882</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	13.4076	0.7924	0.0000	33.2167
Unmitigated	13.4076	0.7924	0.0000	33.2167

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	62.56	12.6991	0.7505	0.0000	31.4615
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	3.49	0.7084	0.0419	0.0000	1.7551
<b>Total</b>		<b>13.4076</b>	<b>0.7924</b>	<b>0.0000</b>	<b>33.2167</b>



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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**8.2 Waste by Land Use**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	62.56	12.6991	0.7505	0.0000	31.4615
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	3.49	0.7084	0.0419	0.0000	1.7551
<b>Total</b>		<b>13.4076</b>	<b>0.7924</b>	<b>0.0000</b>	<b>33.2167</b>

**9.0 Operational Offroad**

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

**Fire Pumps and Emergency Generators**

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

**11.0 Vegetation**

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Construction		Total	
<b>2022</b>			
Annual Emissions (tons/year)	0.0424	Total DPM (lbs)	159.5463014
Daily Emissions (lbs/day)	0.232328767	Total DPM (g)	72370.2023
Construction Duration (days)	364	Emission Rate (g/s)	0.001153744
Total DPM (lbs)	84.56767123	Release Height (meters)	3
Total DPM (g)	38359.89567	Total Acreage	0.67
Start Date	1/2/2022	Max Horizontal (meters)	73.64
End Date	1/1/2023	Min Horizontal (meters)	36.82
Construction Days	364	Initial Vertical Dimension (meters)	1.5
<b>2023</b>		Setting	Urban
Annual Emissions (tons/year)	0.0378	Population	3,849,297
Daily Emissions (lbs/day)	0.207123288	Start Date	1/2/2022
Construction Duration (days)	362	End Date	12/29/2023
Total DPM (lbs)	74.97863014	Total Construction Days	726
Total DPM (g)	34010.30663	Total Years of Construction	1.99
Start Date	1/1/2023	Total Years of Operation	28.01
End Date	12/29/2023		
Construction Days	362		

Operation	
Emission Rate	
Annual Emissions (tons/year)	0.0193
Daily Emissions (lbs/day)	0.105753425
Total DPM (lbs)	38.6
Emission Rate (g/s)	0.00055205
Release Height (meters)	3
Total Acreage	0.67
Max Horizontal (meters)	73.64
Min Horizontal (meters)	36.82
Initial Vertical Dimension (meters)	1.5
Setting	Urban
Population	3,849,297

AERSCREEN 21112 / AERMOD 21112

10/25/23  
20:11:22

TITLE: 10626 W Venice Blvd Construction

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\*\*\*\*\* AREA PARAMETERS \*\*\*\*\*  
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SOURCE EMISSION RATE:	0.115E-02 g/s	0.916E-02 lb/hr
AREA EMISSION RATE:	0.426E-06 g/(s-m2)	0.338E-05 lb/(hr-m2)
AREA HEIGHT:	3.00 meters	9.84 feet
AREA SOURCE LONG SIDE:	73.64 meters	241.60 feet
AREA SOURCE SHORT SIDE:	36.82 meters	120.80 feet
INITIAL VERTICAL DIMENSION:	1.50 meters	4.92 feet
RURAL OR URBAN:	URBAN	
POPULATION:	3849297	
INITIAL PROBE DISTANCE =	5000. meters	16404. feet

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\*\*\*\*\* BUILDING DOWNWASH PARAMETERS \*\*\*\*\*  
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BUILDING DOWNWASH NOT USED FOR NON-POINT SOURCES

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\*\*\*\*\* FLOW SECTOR ANALYSIS \*\*\*\*\*  
25 meter receptor spacing: 1. meters - 5000. meters  
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MAXIMUM IMPACT RECEPTOR

Zo	SURFACE	1-HR CONC	RADIAL	DIST	TEMPORAL
SECTOR	ROUGHNESS	(ug/m3)	(deg)	(m)	PERIOD
1*	1.000	6.566	5	25.0	WIN

\* = worst case diagonal

\*\*\*\*\* MAKEMET METEOROLOGY PARAMETERS \*\*\*\*\*

MIN/MAX TEMPERATURE: 250.0 / 310.0 (K)

MINIMUM WIND SPEED: 0.5 m/s

ANEMOMETER HEIGHT: 10.000 meters

SURFACE CHARACTERISTICS INPUT: AERMET SEASONAL TABLES

DOMINANT SURFACE PROFILE: Urban  
 DOMINANT CLIMATE TYPE: Average Moisture  
 DOMINANT SEASON: Winter

ALBEDO: 0.35  
 BOWEN RATIO: 1.50  
 ROUGHNESS LENGTH: 1.000 (meters)

SURFACE FRICTION VELOCITY (U\*) NOT ADJUSTED

METEOROLOGY CONDITIONS USED TO PREDICT OVERALL MAXIMUM IMPACT

YR MO DY JDY HR  
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 10 01 10 10 01

H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O	LEN	Z0	BOWEN	ALBEDO	REF WS
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	

HT	REF TA	HT
10.0	310.0	2.0

\*\*\*\*\* AERSCREEN AUTOMATED DISTANCES \*\*\*\*\*

OVERALL MAXIMUM CONCENTRATIONS BY DISTANCE

DIST (m)	MAXIMUM 1-HR CONC (ug/m3)	DIST (m)	MAXIMUM 1-HR CONC (ug/m3)
1.00	5.397	2525.00	0.1651E-01

25.00	6.566	2550.00	0.1629E-01
50.00	4.716	2575.00	0.1608E-01
75.00	2.323	2600.00	0.1586E-01
100.00	1.492	2625.00	0.1566E-01
125.00	1.072	2650.00	0.1546E-01
150.00	0.8228	2675.00	0.1526E-01
175.00	0.6601	2700.00	0.1507E-01
200.00	0.5461	2725.00	0.1488E-01
225.00	0.4626	2750.00	0.1469E-01
250.00	0.3990	2775.00	0.1451E-01
275.00	0.3492	2800.00	0.1433E-01
300.00	0.3093	2825.00	0.1416E-01
325.00	0.2768	2850.00	0.1399E-01
350.00	0.2498	2875.00	0.1382E-01
375.00	0.2271	2900.00	0.1366E-01
400.00	0.2076	2925.00	0.1350E-01
425.00	0.1909	2950.00	0.1335E-01
450.00	0.1763	2975.00	0.1319E-01
475.00	0.1636	3000.00	0.1304E-01
500.00	0.1524	3025.00	0.1289E-01
525.00	0.1424	3050.00	0.1275E-01
550.00	0.1336	3075.00	0.1261E-01
575.00	0.1256	3100.00	0.1247E-01
600.00	0.1185	3125.00	0.1233E-01
625.00	0.1120	3150.00	0.1220E-01
649.99	0.1061	3175.00	0.1207E-01
675.00	0.1007	3199.99	0.1194E-01
700.00	0.9604E-01	3225.00	0.1181E-01
725.00	0.9151E-01	3250.00	0.1169E-01
750.00	0.8734E-01	3275.00	0.1157E-01
775.00	0.8349E-01	3300.00	0.1145E-01
800.00	0.7992E-01	3325.00	0.1133E-01
825.00	0.7661E-01	3350.00	0.1121E-01
850.00	0.7352E-01	3375.00	0.1110E-01
875.00	0.7065E-01	3400.00	0.1099E-01
900.00	0.6797E-01	3425.00	0.1088E-01
925.00	0.6546E-01	3450.00	0.1077E-01
950.00	0.6310E-01	3475.00	0.1067E-01
975.00	0.6089E-01	3500.00	0.1056E-01
1000.00	0.5881E-01	3525.00	0.1046E-01
1025.00	0.5684E-01	3550.00	0.1036E-01
1050.00	0.5499E-01	3575.00	0.1026E-01
1075.00	0.5324E-01	3600.00	0.1016E-01
1100.00	0.5159E-01	3625.00	0.1007E-01
1125.00	0.5002E-01	3650.00	0.9971E-02
1149.99	0.4854E-01	3675.00	0.9879E-02
1175.00	0.4712E-01	3700.00	0.9787E-02
1200.00	0.4578E-01	3724.99	0.9698E-02
1225.00	0.4450E-01	3750.00	0.9609E-02
1249.99	0.4329E-01	3775.00	0.9522E-02



1275.00	0.4213E-01	3800.00	0.9437E-02
1300.00	0.4102E-01	3825.00	0.9352E-02
1325.00	0.3996E-01	3849.99	0.9269E-02
1350.00	0.3895E-01	3875.00	0.9188E-02
1375.00	0.3798E-01	3900.00	0.9107E-02
1400.00	0.3705E-01	3925.00	0.9028E-02
1425.00	0.3616E-01	3950.00	0.8950E-02
1450.00	0.3531E-01	3975.00	0.8873E-02
1475.00	0.3449E-01	4000.00	0.8797E-02
1500.00	0.3371E-01	4025.00	0.8722E-02
1525.00	0.3295E-01	4050.00	0.8649E-02
1550.00	0.3222E-01	4075.00	0.8576E-02
1574.99	0.3153E-01	4100.00	0.8505E-02
1600.00	0.3085E-01	4125.00	0.8434E-02
1625.00	0.3020E-01	4149.99	0.8365E-02
1650.00	0.2958E-01	4175.00	0.8296E-02
1675.00	0.2897E-01	4200.00	0.8229E-02
1700.00	0.2839E-01	4225.00	0.8162E-02
1725.00	0.2783E-01	4250.00	0.8097E-02
1750.00	0.2728E-01	4275.00	0.8032E-02
1775.00	0.2676E-01	4300.00	0.7968E-02
1800.00	0.2625E-01	4325.00	0.7905E-02
1825.00	0.2576E-01	4350.00	0.7843E-02
1850.00	0.2528E-01	4375.00	0.7782E-02
1875.00	0.2482E-01	4400.00	0.7721E-02
1900.00	0.2438E-01	4425.00	0.7662E-02
1925.00	0.2394E-01	4450.00	0.7603E-02
1950.00	0.2352E-01	4475.00	0.7545E-02
1975.00	0.2312E-01	4500.00	0.7488E-02
2000.00	0.2272E-01	4525.00	0.7431E-02
2025.00	0.2234E-01	4550.00	0.7375E-02
2050.00	0.2197E-01	4575.00	0.7320E-02
2075.00	0.2160E-01	4600.00	0.7266E-02
2100.00	0.2125E-01	4625.00	0.7212E-02
2125.00	0.2091E-01	4650.00	0.7159E-02
2150.00	0.2058E-01	4675.00	0.7107E-02
2175.00	0.2026E-01	4700.00	0.7055E-02
2200.00	0.1994E-01	4725.00	0.7004E-02
2225.00	0.1963E-01	4750.00	0.6954E-02
2250.00	0.1934E-01	4775.00	0.6904E-02
2275.00	0.1905E-01	4800.00	0.6855E-02
2300.00	0.1876E-01	4825.00	0.6806E-02
2325.00	0.1849E-01	4850.00	0.6758E-02
2350.00	0.1822E-01	4875.00	0.6711E-02
2375.00	0.1796E-01	4900.00	0.6664E-02
2400.00	0.1770E-01	4924.99	0.6618E-02
2425.00	0.1745E-01	4950.00	0.6572E-02
2449.99	0.1721E-01	4975.00	0.6527E-02
2475.00	0.1697E-01	5000.00	0.6483E-02
2500.00	0.1674E-01		

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 \*\*\*\*\* AERSCREEN MAXIMUM IMPACT SUMMARY \*\*\*\*\*  
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3-hour, 8-hour, and 24-hour scaled concentrations are equal to the 1-hour concentration as referenced in SCREENING PROCEDURES FOR ESTIMATING THE AIR QUALITY IMPACT OF STATIONARY SOURCES, REVISED (Section 4.5.4)  
 Report number EPA-454/R-92-019  
[http://www.epa.gov/scram001/guidance\\_permit.htm](http://www.epa.gov/scram001/guidance_permit.htm)  
 under Screening Guidance

CALCULATION PROCEDURE	MAXIMUM 1-HOUR CONC (ug/m3)	SCALED 3-HOUR CONC (ug/m3)	SCALED 8-HOUR CONC (ug/m3)	SCALED 24-HOUR CONC (ug/m3)	SCALED ANNUAL CONC (ug/m3)
FLAT TERRAIN	6.954	6.954	6.954	6.954	N/A
DISTANCE FROM SOURCE	38.00 meters				
IMPACT AT THE AMBIENT BOUNDARY	5.397	5.397	5.397	5.397	N/A
DISTANCE FROM SOURCE	1.00 meters				

TITLE: 10626 W Venice Blvd Operation

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\*\*\*\*\* AREA PARAMETERS \*\*\*\*\*  
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SOURCE EMISSION RATE:	0.555E-03 g/s	0.441E-02 lb/hr
AREA EMISSION RATE:	0.205E-06 g/(s-m2)	0.163E-05 lb/(hr-m2)
AREA HEIGHT:	3.00 meters	9.84 feet
AREA SOURCE LONG SIDE:	73.64 meters	241.60 feet
AREA SOURCE SHORT SIDE:	36.82 meters	120.80 feet
INITIAL VERTICAL DIMENSION:	1.50 meters	4.92 feet
RURAL OR URBAN:	URBAN	
POPULATION:	3849297	
INITIAL PROBE DISTANCE =	5000. meters	16404. feet

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\*\*\*\*\* BUILDING DOWNWASH PARAMETERS \*\*\*\*\*  
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BUILDING DOWNWASH NOT USED FOR NON-POINT SOURCES

-----  
\*\*\*\*\* FLOW SECTOR ANALYSIS \*\*\*\*\*  
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25 meter receptor spacing: 1. meters - 5000. meters

MAXIMUM IMPACT RECEPTOR

Zo SECTOR	SURFACE ROUGHNESS	1-HR CONC (ug/m3)	RADIAL (deg)	DIST (m)	TEMPORAL PERIOD
1*	1.000	3.161	5	25.0	WIN

\* = worst case diagonal

\*\*\*\*\* MAKEMET METEOROLOGY PARAMETERS \*\*\*\*\*

MIN/MAX TEMPERATURE: 250.0 / 310.0 (K)

MINIMUM WIND SPEED: 0.5 m/s

ANEMOMETER HEIGHT: 10.000 meters

SURFACE CHARACTERISTICS INPUT: AERMET SEASONAL TABLES

DOMINANT SURFACE PROFILE: Urban  
 DOMINANT CLIMATE TYPE: Average Moisture  
 DOMINANT SEASON: Winter

ALBEDO: 0.35  
 BOWEN RATIO: 1.50  
 ROUGHNESS LENGTH: 1.000 (meters)

SURFACE FRICTION VELOCITY (U\*) NOT ADJUSTED

METEOROLOGY CONDITIONS USED TO PREDICT OVERALL MAXIMUM IMPACT

YR MO DY JDY HR  
 ---  
 10 01 10 10 01

H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O	LEN	Z0	BOWEN	ALBEDO	REF WS
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	

HT	REF TA	HT
10.0	310.0	2.0

\*\*\*\*\* AERSCREEN AUTOMATED DISTANCES \*\*\*\*\*

OVERALL MAXIMUM CONCENTRATIONS BY DISTANCE

DIST (m)	MAXIMUM 1-HR CONC (ug/m3)	DIST (m)	MAXIMUM 1-HR CONC (ug/m3)
1.00	2.598	2525.00	0.7948E-02

25.00	3.161	2550.00	0.7842E-02
50.00	2.270	2575.00	0.7738E-02
75.00	1.118	2600.00	0.7636E-02
100.00	0.7183	2625.00	0.7537E-02
125.00	0.5162	2650.00	0.7439E-02
150.00	0.3960	2675.00	0.7344E-02
175.00	0.3177	2700.00	0.7251E-02
200.00	0.2628	2725.00	0.7160E-02
225.00	0.2227	2750.00	0.7071E-02
250.00	0.1920	2775.00	0.6984E-02
275.00	0.1681	2800.00	0.6899E-02
300.00	0.1489	2825.00	0.6816E-02
325.00	0.1332	2850.00	0.6734E-02
350.00	0.1202	2875.00	0.6654E-02
375.00	0.1093	2900.00	0.6575E-02
400.00	0.9994E-01	2925.00	0.6499E-02
425.00	0.9187E-01	2950.00	0.6423E-02
450.00	0.8487E-01	2975.00	0.6350E-02
475.00	0.7874E-01	3000.00	0.6277E-02
500.00	0.7334E-01	3025.00	0.6206E-02
525.00	0.6856E-01	3050.00	0.6137E-02
550.00	0.6429E-01	3074.99	0.6069E-02
575.00	0.6046E-01	3100.00	0.6002E-02
600.00	0.5702E-01	3125.00	0.5936E-02
625.00	0.5390E-01	3150.00	0.5872E-02
649.99	0.5106E-01	3174.99	0.5808E-02
675.00	0.4848E-01	3199.99	0.5746E-02
700.00	0.4623E-01	3225.00	0.5686E-02
725.00	0.4405E-01	3250.00	0.5626E-02
750.00	0.4204E-01	3275.00	0.5567E-02
775.00	0.4018E-01	3300.00	0.5509E-02
800.00	0.3847E-01	3325.00	0.5453E-02
825.00	0.3687E-01	3350.00	0.5397E-02
850.00	0.3539E-01	3375.00	0.5343E-02
875.00	0.3401E-01	3400.00	0.5289E-02
900.00	0.3271E-01	3425.00	0.5236E-02
925.00	0.3150E-01	3450.00	0.5184E-02
950.00	0.3037E-01	3475.00	0.5133E-02
975.00	0.2931E-01	3500.00	0.5083E-02
1000.00	0.2830E-01	3525.00	0.5034E-02
1025.00	0.2736E-01	3550.00	0.4985E-02
1050.00	0.2647E-01	3575.00	0.4938E-02
1075.00	0.2563E-01	3600.00	0.4891E-02
1100.00	0.2483E-01	3625.00	0.4845E-02
1125.00	0.2408E-01	3650.00	0.4799E-02
1149.99	0.2336E-01	3675.00	0.4755E-02
1175.00	0.2268E-01	3700.00	0.4711E-02
1200.00	0.2204E-01	3725.00	0.4668E-02
1225.00	0.2142E-01	3750.00	0.4625E-02
1250.00	0.2083E-01	3775.00	0.4583E-02

1275.00	0.2028E-01	3800.00	0.4542E-02
1300.00	0.1974E-01	3825.00	0.4501E-02
1325.00	0.1923E-01	3849.99	0.4462E-02
1350.00	0.1875E-01	3875.00	0.4422E-02
1375.00	0.1828E-01	3900.00	0.4383E-02
1400.00	0.1783E-01	3925.00	0.4345E-02
1425.00	0.1741E-01	3950.00	0.4308E-02
1450.00	0.1700E-01	3975.00	0.4271E-02
1475.00	0.1660E-01	4000.00	0.4234E-02
1500.00	0.1622E-01	4025.00	0.4198E-02
1525.00	0.1586E-01	4050.00	0.4163E-02
1550.00	0.1551E-01	4075.00	0.4128E-02
1575.00	0.1517E-01	4100.00	0.4093E-02
1600.00	0.1485E-01	4125.00	0.4060E-02
1625.00	0.1454E-01	4150.00	0.4026E-02
1650.00	0.1424E-01	4175.00	0.3993E-02
1675.00	0.1395E-01	4200.00	0.3961E-02
1700.00	0.1366E-01	4225.00	0.3929E-02
1725.00	0.1339E-01	4250.00	0.3897E-02
1750.00	0.1313E-01	4275.00	0.3866E-02
1775.00	0.1288E-01	4300.00	0.3835E-02
1800.00	0.1264E-01	4325.00	0.3805E-02
1824.99	0.1240E-01	4350.00	0.3775E-02
1850.00	0.1217E-01	4375.00	0.3746E-02
1875.00	0.1195E-01	4400.00	0.3716E-02
1900.00	0.1173E-01	4425.00	0.3688E-02
1924.99	0.1152E-01	4450.00	0.3659E-02
1950.00	0.1132E-01	4475.00	0.3632E-02
1975.00	0.1113E-01	4500.00	0.3604E-02
2000.00	0.1094E-01	4525.00	0.3577E-02
2025.00	0.1075E-01	4550.00	0.3550E-02
2050.00	0.1057E-01	4575.00	0.3523E-02
2075.00	0.1040E-01	4600.00	0.3497E-02
2100.00	0.1023E-01	4625.00	0.3471E-02
2125.00	0.1006E-01	4650.00	0.3446E-02
2150.00	0.9905E-02	4675.00	0.3421E-02
2175.00	0.9749E-02	4700.00	0.3396E-02
2200.00	0.9598E-02	4725.00	0.3371E-02
2224.99	0.9451E-02	4750.00	0.3347E-02
2250.00	0.9307E-02	4775.00	0.3323E-02
2275.00	0.9167E-02	4800.00	0.3299E-02
2300.00	0.9031E-02	4825.00	0.3276E-02
2325.00	0.8899E-02	4850.00	0.3253E-02
2350.00	0.8769E-02	4875.00	0.3230E-02
2375.00	0.8643E-02	4900.00	0.3208E-02
2400.00	0.8521E-02	4925.00	0.3185E-02
2425.00	0.8401E-02	4950.00	0.3163E-02
2449.99	0.8283E-02	4975.00	0.3142E-02
2475.00	0.8169E-02	5000.00	0.3120E-02
2500.00	0.8057E-02		



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 \*\*\*\*\* AERSCREEN MAXIMUM IMPACT SUMMARY \*\*\*\*\*  
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3-hour, 8-hour, and 24-hour scaled concentrations are equal to the 1-hour concentration as referenced in SCREENING PROCEDURES FOR ESTIMATING THE AIR QUALITY IMPACT OF STATIONARY SOURCES, REVISED (Section 4.5.4)  
 Report number EPA-454/R-92-019  
[http://www.epa.gov/scram001/guidance\\_permit.htm](http://www.epa.gov/scram001/guidance_permit.htm)  
 under Screening Guidance

CALCULATION PROCEDURE	MAXIMUM 1-HOUR CONC (ug/m3)	SCALED 3-HOUR CONC (ug/m3)	SCALED 8-HOUR CONC (ug/m3)	SCALED 24-HOUR CONC (ug/m3)	SCALED ANNUAL CONC (ug/m3)
FLAT TERRAIN	3.347	3.347	3.347	3.347	N/A
DISTANCE FROM SOURCE	38.00 meters				
IMPACT AT THE AMBIENT BOUNDARY	2.598	2.598	2.598	2.598	N/A
DISTANCE FROM SOURCE	1.00 meters				



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**Geologic and Hydrogeologic Characterization  
Investigation and Remediation Strategies  
Litigation Support and Testifying Expert  
Industrial Stormwater Compliance  
CEQA Review**

### **Education:**

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.

B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

### **Professional Certifications:**

California Professional Geologist

California Certified Hydrogeologist

Qualified SWPPP Developer and Practitioner

### **Professional Experience:**

Matt has 30 years of experience in environmental policy, contaminant assessment and remediation, stormwater compliance, and CEQA review. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) and directed efforts to improve hydrogeologic characterization and water quality monitoring. For the past 15 years, as a founding partner with SWAPE, Matt has developed extensive client relationships and has managed complex projects that include consultation as an expert witness and a regulatory specialist, and a manager of projects ranging from industrial stormwater compliance to CEQA review of impacts from hazardous waste, air quality and greenhouse gas emissions.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2014, 2017;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

**Senior Regulatory and Litigation Support Analyst:**

With SWAPE, Matt’s responsibilities have included:

- Lead analyst and testifying expert in the review of over 300 environmental impact reports and negative declarations since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at more than 100 industrial facilities.
- Expert witness on numerous cases including, for example, perfluorooctanoic acid (PFOA) contamination of groundwater, MTBE litigation, air toxins at hazards at a school, CERCLA compliance in assessment and remediation, and industrial stormwater contamination.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.

With Komex H2O Science Inc., Matt’s duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.
- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

**Executive Director:**

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

**Hydrogeology:**

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted

public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nationwide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

### **Policy:**

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9.

Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, *Oxygenates in Water: Critical Information and Research Needs*.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific

principles into the policy-making process.

- Established national protocol for the peer review of scientific documents.

### **Geology:**

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

### **Teaching:**

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt is currently a part time geology instructor at Golden West College in Huntington Beach, California where he taught from 2010 to 2014 and in 2017.

### **Invited Testimony, Reports, Papers and Presentations:**

**Hagemann, M.F.**, 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

**Hagemann, M.F.**, 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

**Hagemann, M.F.**, 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Colorado.

**Hagemann, M.F.**, 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

**Hagemann, M.F.**, 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

**Hagemann, M.F.**, 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

**Hagemann, M.F.**, 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

**Hagemann, M.F.**, 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

**Hagemann, M.F.**, 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal representatives, Parker, AZ.

**Hagemann, M.F.**, 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

**Hagemann, M.F.**, 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

**Hagemann, M.F.**, 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

**Hagemann, M.F.**, 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

**Hagemann, M.F.**, 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

**Hagemann, M.F.**, 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

**Hagemann, M.F.**, 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

**Hagemann, M.F.**, 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.



**Hagemann, M.F.**, 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

**Hagemann, M.F.**, 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

**Hagemann, M.F.**, 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

**Hagemann, M.F.**, and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F.** 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

**Hagemann, M.F.**, 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

**Hagemann, M.F.**, 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

**Hagemann, M.F.**, and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

**Hagemann, M.F.**, Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

**Hagemann, M. F.**, Fukunaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

**Hagemann, M.F.**, 1994. Groundwater Characterization and Clean up at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

**Hagemann, M.F.** and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

**Hagemann, M.F.**, 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

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**Hagemann, M.F.**, 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

**Other Experience:**

Selected as subject matter expert for the California Professional Geologist licensing examinations, 2009-2011.



Technical Consultation, Data Analysis and  
Litigation Support for the Environment

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## ***Paul Rosenfeld, Ph.D.***

*Principal Environmental Chemist*

**Chemical Fate and Transport & Air Dispersion Modeling**

**Risk Assessment & Remediation Specialist**

### **Education**

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Focus on wastewater treatment.

### **Professional Experience**

Dr. Rosenfeld has over 25 years of experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, industrial, military and agricultural sources, unconventional oil drilling operations, and locomotive and construction engines. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities. Dr. Rosenfeld has also successfully modeled exposure to contaminants distributed by water systems and via vapor intrusion.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, creosote, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at sites and has testified as an expert witness on numerous cases involving exposure to soil, water and air contaminants from industrial, railroad, agricultural, and military sources.

## **Professional History:**

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner  
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)  
UCLA School of Public Health; 2003 to 2006; Adjunct Professor  
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator  
UCLA Institute of the Environment, 2001-2002; Research Associate  
Komex H<sub>2</sub>O Science, 2001 to 2003; Senior Remediation Scientist  
National Groundwater Association, 2002-2004; Lecturer  
San Diego State University, 1999-2001; Adjunct Professor  
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager  
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager  
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor  
King County, Seattle, 1996 – 1999; Scientist  
James River Corp., Washington, 1995-96; Scientist  
Big Creek Lumber, Davenport, California, 1995; Scientist  
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist  
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

## **Publications:**

**Rosenfeld P. E.**, Spaeth K., Hallman R., Bressler R., Smith, G., (2022) Cancer Risk and Diesel Exhaust Exposure Among Railroad Workers. *Water Air Soil Pollution*. **233**, 171.

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health*. 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P.**, (2015) Modeling the Effect of Refinery Emission On Residential Property Value. *Journal of Real Estate Research*. 27(3):321-342

Chen, J. A, Zapata A. R., Sutherland A. J., Molmen, D.R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.**, Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermol and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

**Rosenfeld, P.E.** & Feng, L. (2011). *The Risks of Hazardous Waste*. Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2010). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Wood and Paper Industries*. Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2009). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Petroleum Industry*. Amsterdam: Elsevier Publishing.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P.** (2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. *WIT Transactions on Ecology and the Environment, Air Pollution*, 123 (17), 319-327.

Tam L. K., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

Tam L. K., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. *Organohalogen Compounds*, 70, 000527-000530.

Hensley, A.R. A. Scott, J. J. J. Clark, **Rosenfeld, P.E.** (2007). Attic Dust and Human Blood Samples Collected near a Former Wood Treatment Facility. *Environmental Research*. 105, 194-197.

**Rosenfeld, P.E.**, J. J. J. Clark, A. R. Hensley, M. Suffet. (2007). The Use of an Odor Wheel Classification for Evaluation of Human Health Risk Criteria for Compost Facilities. *Water Science & Technology* 55(5), 345-357.

**Rosenfeld, P. E.**, M. Suffet. (2007). The Anatomy Of Odour Wheels For Odours Of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

Sullivan, P. J. Clark, J.J.J., Agardy, F. J., **Rosenfeld, P.E.** (2007). *Toxic Legacy, Synthetic Toxins in the Food, Water, and Air in American Cities*. Boston Massachusetts: Elsevier Publishing

**Rosenfeld, P.E.**, and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*. 49(9),171-178.

**Rosenfeld P. E.**, J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme For The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC) 2004*. New Orleans, October 2-6, 2004.

**Rosenfeld, P.E.**, and Suffet, I.H. (2004). Understanding Odorants Associated With Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.

**Rosenfeld, P.E.**, and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash, *Water Science and Technology*, 49( 9), 171-178.

**Rosenfeld, P. E.**, Grey, M. A., Sellew, P. (2004). Measurement of Biosolids Odor and Odorant Emissions from Windrows, Static Pile and Biofilter. *Water Environment Research*. 76(4), 310-315.

**Rosenfeld, P.E.**, Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office, Publications Clearinghouse (MS-6)*, Sacramento, CA Publication #442-02-008.

**Rosenfeld, P.E.**, and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

**Rosenfeld, P.E.**, and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality*. 29, 1662-1668.

**Rosenfeld, P.E.**, C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affect on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.

**Rosenfeld, P.E.**, and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.

**Rosenfeld, P.E.**, and Henry C. L., (2001). High carbon wood ash effect on biosolids microbial activity and odor. *Water Environment Research*. 131(1-4), 247-262.

Chollack, T. and **P. Rosenfeld**. (1998). Compost Amendment Handbook For Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

**Rosenfeld, P. E.** (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

**Rosenfeld, P. E.** (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).

**Rosenfeld, P. E.** (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

**Rosenfeld, P. E.** (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

**Rosenfeld, P. E.** (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

## **Presentations:**

**Rosenfeld, P.E.**, "The science for Perfluorinated Chemicals (PFAS): What makes remediation so hard?" Law Seminars International, (May 9-10, 2018) 800 Fifth Avenue, Suite 101 Seattle, WA.

**Rosenfeld, P.E.**, Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society*. Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

**Rosenfeld, P.E.** (April 19-23, 2009). Perfluorooctanoic Acid (PFOA) and Perfluorooctane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

**Rosenfeld, P.E.** (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P.** (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

**Rosenfeld, P. E.** (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23<sup>rd</sup> Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

**Rosenfeld, P. E.** (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23<sup>rd</sup> Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

**Rosenfeld, P. E.** (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. *The 23<sup>rd</sup> Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

**Rosenfeld P. E.** (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

**Rosenfeld P. E.** (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florida, Alabama. *The AEHS Annual Meeting*. Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition*. Lecture conducted from Boston Massachusetts.

**Paul Rosenfeld Ph.D.** (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference*. Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

**Paul Rosenfeld Ph.D.** (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

**Paul Rosenfeld Ph.D.** (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel in Irvine, California.

**Paul Rosenfeld Ph.D.** (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference*. Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

**Paul Rosenfeld Ph.D.** (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

**Paul Rosenfeld Ph.D.** (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

**Paul Rosenfeld Ph.D.** (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

**Paul Rosenfeld, Ph.D.** and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.



**Paul Rosenfeld, Ph.D.** (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

**Paul Rosenfeld, Ph.D.** (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

**Rosenfeld, P. E.**, Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference Orlando, FL*.

**Paul Rosenfeld, Ph.D.** and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants..* Lecture conducted from Hyatt Regency Phoenix Arizona.

**Paul Rosenfeld, Ph.D.** (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

**Paul Rosenfeld, Ph.D.** (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

**Rosenfeld, P.E.** and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

**Rosenfeld, P.E.** and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

**Rosenfeld, P.E.** and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington..

**Rosenfeld, P.E.** and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conference*. Lecture conducted from Indianapolis, Maryland.

**Rosenfeld, P.E.** (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation*. Lecture conducted from Anaheim California.

**Rosenfeld, P.E.** (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest*. Lecture conducted from Ocean Shores, California.

**Rosenfeld, P.E.** (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

**Rosenfeld, P.E.**, C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

**Rosenfeld, P.E.**, and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

**Rosenfeld, P.E.,** C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell*. Lecture conducted from Seattle Washington.

**Rosenfeld, P.E.,** C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest*. Lecture conducted from Lake Chelan, Washington.

**Rosenfeld, P.E.,** C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

**Rosenfeld, P.E.,** C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

## **Teaching Experience:**

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

## **Academic Grants Awarded:**

California Integrated Waste Management Board. \$41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: \$10,000 grant awarded to San Diego State University. Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. \$100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. \$20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: \$10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: \$15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. \$500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

## **Deposition and/or Trial Testimony:**

In the Superior Court of the State of California, County of San Bernardino  
Billy Wildrick, Plaintiff vs. BNSF Railway Company  
Case No. CIVDS1711810  
Rosenfeld Deposition 10-17-2022

In the State Court of Bibb County, State of Georgia  
Richard Hutcherson, Plaintiff vs Norfolk Southern Railway Company  
Case No. 10-SCCV-092007  
Rosenfeld Deposition 10-6-2022

In the Civil District Court of the Parish of Orleans, State of Louisiana  
Millard Clark, Plaintiff vs. Dixie Carriers, Inc. et al.  
Case No. 2020-03891  
Rosenfeld Deposition 9-15-2022

In The Circuit Court of Livingston County, State of Missouri, Circuit Civil Division  
Shirley Ralls, Plaintiff vs. Canadian Pacific Railway and Soo Line Railroad  
Case No. 18-LV-CC0020  
Rosenfeld Deposition 9-7-2022

In The Circuit Court of the 13th Judicial Circuit Court, Hillsborough County, Florida Civil Division  
Jonny C. Daniels, Plaintiff vs. CSX Transportation Inc.  
Case No. 20-CA-5502  
Rosenfeld Deposition 9-1-2022

In The Circuit Court of St. Louis County, State of Missouri  
Kieth Luke et. al. Plaintiff vs. Monsanto Company et. al.  
Case No. 19SL-CC03191  
Rosenfeld Deposition 8-25-2022

In The Circuit Court of the 13th Judicial Circuit Court, Hillsborough County, Florida Civil Division  
Jeffery S. Lamotte, Plaintiff vs. CSX Transportation Inc.  
Case No. NO. 20-CA-0049  
Rosenfeld Deposition 8-22-2022

In State of Minnesota District Court, County of St. Louis Sixth Judicial District  
Greg Bean, Plaintiff vs. Soo Line Railroad Company  
Case No. 69-DU-CV-21-760  
Rosenfeld Deposition 8-17-2022

In United States District Court Western District of Washington at Tacoma, Washington  
John D. Fitzgerald Plaintiff vs. BNSF  
Case No. 3:21-cv-05288-RJB  
Rosenfeld Deposition 8-11-2022

In Circuit Court of the Sixth Judicial Circuit, Macon Illinois  
Rocky Bennyhoff Plaintiff vs. Norfolk Southern  
Case No. 20-L-56  
Rosenfeld Deposition 8-3-2022

In Court of Common Pleas, Hamilton County Ohio  
Joe Briggins Plaintiff vs. CSX  
Case No. A2004464  
Rosenfeld Deposition 6-17-2022

In the Superior Court of the State of California, County of Kern  
George LaFazia vs. BNSF Railway Company.  
Case No. BCV-19-103087  
Rosenfeld Deposition 5-17-2022

In the Circuit Court of Cook County Illinois  
Bobby Earles vs. Penn Central et. al.  
Case No. 2020-L-000550  
Rosenfeld Deposition 4-16-2022

In United States District Court Easter District of Florida  
Albert Hartman Plaintiff vs. Illinois Central  
Case No. 2:20-cv-1633  
Rosenfeld Deposition 4-4-2022

In the Circuit Court of the 4<sup>th</sup> Judicial Circuit, in and For Duval County, Florida  
Barbara Steele vs. CSX Transportation  
Case No.16-219-Ca-008796  
Rosenfeld Deposition 3-15-2022

In United States District Court Easter District of New York  
Romano et al. vs. Northrup Grumman Corporation  
Case No. 16-cv-5760  
Rosenfeld Deposition 3-10-2022

In the Circuit Court of Cook County Illinois  
Linda Benjamin vs. Illinois Central  
Case No. No. 2019 L 007599  
Rosenfeld Deposition 1-26-2022

In the Circuit Court of Cook County Illinois  
Donald Smith vs. Illinois Central  
Case No. No. 2019 L 003426  
Rosenfeld Deposition 1-24-2022

In the Circuit Court of Cook County Illinois  
Jan Holeman vs. BNSF  
Case No. 2019 L 000675  
Rosenfeld Deposition 1-18-2022

In the State Court of Bibb County State of Georgia  
Dwayne B. Garrett vs. Norfolk Southern  
Case No. 20-SCCV-091232  
Rosenfeld Deposition 11-10-2021

In the Circuit Court of Cook County Illinois  
Joseph Ruepke vs. BNSF  
Case No. 2019 L 007730  
Rosenfeld Deposition 11-5-2021

In the United States District Court For the District of Nebraska  
Steven Gillett vs. BNSF  
Case No. 4:20-cv-03120  
Rosenfeld Deposition 10-28-2021

In the Montana Thirteenth District Court of Yellowstone County  
James Eadus vs. Soo Line Railroad and BNSF  
Case No. DV 19-1056  
Rosenfeld Deposition 10-21-2021

In the Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois  
Martha Custer et al.cvs. Cerro Flow Products, Inc.  
Case No. 0i9-L-2295  
Rosenfeld Deposition 5-14-2021  
Trial October 8-4-2021

In the Circuit Court of Cook County Illinois  
Joseph Rafferty vs. Consolidated Rail Corporation and National Railroad Passenger Corporation d/b/a  
AMTRAK,  
Case No. 18-L-6845  
Rosenfeld Deposition 6-28-2021

In the United States District Court For the Northern District of Illinois  
Theresa Romcoe vs. Northeast Illinois Regional Commuter Railroad Corporation d/b/a METRA Rail  
Case No. 17-cv-8517  
Rosenfeld Deposition 5-25-2021

In the Superior Court of the State of Arizona In and For the Cunty of Maricopa  
Mary Tryon et al. vs. The City of Pheonix v. Cox Cactus Farm, L.L.C., Utah Shelter Systems, Inc.  
Case No. CV20127-094749  
Rosenfeld Deposition 5-7-2021

In the United States District Court for the Eastern District of Texas Beaumont Division  
Robinson, Jeremy et al vs. CNA Insurance Company et al.  
Case No. 1:17-cv-000508  
Rosenfeld Deposition 3-25-2021

In the Superior Court of the State of California, County of San Bernardino  
Gary Garner, Personal Representative for the Estate of Melvin Garner vs. BNSF Railway Company.  
Case No. 1720288  
Rosenfeld Deposition 2-23-2021

In the Superior Court of the State of California, County of Los Angeles, Spring Street Courthouse  
Benny M Rodriguez vs. Union Pacific Railroad, A Corporation, et al.  
Case No. 18STCV01162  
Rosenfeld Deposition 12-23-2020

In the Circuit Court of Jackson County, Missouri  
Karen Cornwell, Plaintiff, vs. Marathon Petroleum, LP, Defendant.  
Case No. 1716-CV10006  
Rosenfeld Deposition 8-30-2019

In the United States District Court For The District of New Jersey  
Duarte et al, Plaintiffs, vs. United States Metals Refining Company et. al. Defendant.  
Case No. 2:17-cv-01624-ES-SCM  
Rosenfeld Deposition 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division  
M/T Carla Maersk vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS “Conti Perdido” Defendant.  
Case No. 3:15-CV-00106 consolidated with 3:15-CV-00237  
Rosenfeld Deposition 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica  
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants  
Case No. BC615636  
Rosenfeld Deposition 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica  
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants  
Case No. BC646857  
Rosenfeld Deposition 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado  
Bells et al. Plaintiffs vs. The 3M Company et al., Defendants  
Case No. 1:16-cv-02531-RBJ  
Rosenfeld Deposition 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112<sup>th</sup> Judicial District  
Phillip Bales et al., Plaintiff vs. Dow Agrosiences, LLC, et al., Defendants  
Cause No. 1923  
Rosenfeld Deposition 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa  
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants  
Cause No. C12-01481  
Rosenfeld Deposition 11-20-2017

In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois  
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants  
Case No.: No. 0i9-L-2295  
Rosenfeld Deposition 8-23-2017

In United States District Court For The Southern District of Mississippi  
Guy Manuel vs. The BP Exploration et al., Defendants  
Case No. 1:19-cv-00315-RHW  
Rosenfeld Deposition 4-22-2020

In The Superior Court of the State of California, For The County of Los Angeles  
Warrn Gilbert and Penny Gilbert, Plaintiff vs. BMW of North America LLC  
Case No. LC102019 (c/w BC582154)  
Rosenfeld Deposition 8-16-2017, Trail 8-28-2018

In the Northern District Court of Mississippi, Greenville Division  
Brenda J. Cooper, et al., Plaintiffs, vs. Meritor Inc., et al., Defendants  
Case No. 4:16-cv-52-DMB-JVM  
Rosenfeld Deposition July 2017

In The Superior Court of the State of Washington, County of Snohomish  
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants  
Case No. 13-2-03987-5  
Rosenfeld Deposition, February 2017  
Trial March 2017

In The Superior Court of the State of California, County of Alameda  
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants  
Case No. RG14711115  
Rosenfeld Deposition September 2015

In The Iowa District Court In And For Poweshiek County  
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants  
Case No. LALA002187  
Rosenfeld Deposition August 2015

In The Circuit Court of Ohio County, West Virginia  
Robert Andrews, et al. v. Antero, et al.  
Civil Action No. 14-C-30000  
Rosenfeld Deposition June 2015

In The Iowa District Court for Muscatine County  
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant  
Case No. 4980  
Rosenfeld Deposition May 2015

In the Circuit Court of the 17<sup>th</sup> Judicial Circuit, in and For Broward County, Florida  
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.  
Case No. CACE07030358 (26)  
Rosenfeld Deposition December 2014

In the County Court of Dallas County Texas  
Lisa Parr et al, Plaintiff, vs. Aruba et al, Defendant.  
Case No. cc-11-01650-E  
Rosenfeld Deposition: March and September 2013  
Rosenfeld Trial April 2014

In the Court of Common Pleas of Tuscarawas County Ohio  
John Michael Abicht, et al., Plaintiffs, vs. Republic Services, Inc., et al., Defendants  
Case No. 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)  
Rosenfeld Deposition October 2012

In the United States District Court for the Middle District of Alabama, Northern Division  
James K. Benefield, et al., Plaintiffs, vs. International Paper Company, Defendant.  
Civil Action No. 2:09-cv-232-WHA-TFM  
Rosenfeld Deposition July 2010, June 2011

In the Circuit Court of Jefferson County Alabama  
Jaeante Moss Anthony, et al., Plaintiffs, vs. Drummond Company Inc., et al., Defendants  
Civil Action No. CV 2008-2076  
Rosenfeld Deposition September 2010

In the United States District Court, Western District Lafayette Division  
Ackle et al., Plaintiffs, vs. Citgo Petroleum Corporation, et al., Defendants.  
Case No. 2:07CV1052  
Rosenfeld Deposition July 2009



# Exhibit B



Date: September 23, 2023

To: Marjan Kris Abubo  
Lozeau | Drury LLP  
1939 Harrison Street, Suite 150  
Oakland, California 94612

From: Francis J. Offermann PE CIH

Subject: Indoor Air Quality: 10626 W. Venice Boulevard Project, Los Angeles, CA  
(IEE File Reference: P-4752)

Pages: 19

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## Indoor Air Quality Impacts

Indoor air quality (IAQ) directly impacts the comfort and health of building occupants, and the achievement of acceptable IAQ in newly constructed and renovated buildings is a well-recognized design objective. For example, IAQ is addressed by major high-performance building rating systems and building codes (California Building Standards Commission, 2014; USGBC, 2014). Indoor air quality in homes is particularly important because occupants, on average, spend approximately ninety percent of their time indoors with the majority of this time spent at home (EPA, 2011). Some segments of the population that are most susceptible to the effects of poor IAQ, such as the very young and the elderly, occupy their homes almost continuously. Additionally, an increasing number of adults are working from home at least some of the time during the workweek. Indoor air quality also is a serious concern for workers in hotels, offices and other business establishments.

The concentrations of many air pollutants often are elevated in homes and other buildings

relative to outdoor air because many of the materials and products used indoors contain and release a variety of pollutants to air (Hodgson et al., 2002; Offermann and Hodgson, 2011). With respect to indoor air contaminants for which inhalation is the primary route of exposure, the critical design and construction parameters are the provision of adequate ventilation and the reduction of indoor sources of the contaminants.

**Indoor Formaldehyde Concentrations Impact.** In the California New Home Study (CNHS) of 108 new homes in California (Offermann, 2009), 25 air contaminants were measured, and formaldehyde was identified as the indoor air contaminant with the highest cancer risk as determined by the California Proposition 65 Safe Harbor Levels (OEHHA, 2017a), No Significant Risk Levels (NSRL) for carcinogens. The NSRL is the daily intake level calculated to result in one excess case of cancer in an exposed population of 100,000 (i.e., ten in one million cancer risk) and for formaldehyde is 40 µg/day. The NSRL concentration of formaldehyde that represents a daily dose of 40 µg is 2 µg/m<sup>3</sup>, assuming a continuous 24-hour exposure, a total daily inhaled air volume of 20 m<sup>3</sup>, and 100% absorption by the respiratory system. All of the CNHS homes exceeded this NSRL concentration of 2 µg/m<sup>3</sup>. The median indoor formaldehyde concentration was 36 µg/m<sup>3</sup>, and ranged from 4.8 to 136 µg/m<sup>3</sup>, which corresponds to a median exceedance of the 2 µg/m<sup>3</sup> NSRL concentration of 18 and a range of 2.3 to 68.

Therefore, the cancer risk of a resident living in a California home with the median indoor formaldehyde concentration of 36 µg/m<sup>3</sup>, is 180 per million as a result of formaldehyde alone. The CEQA significance threshold for airborne cancer risk is 10 per million, as established by the South Coast Air Quality Management District (SCAQMD, 2015).

Besides being a human carcinogen, formaldehyde is also a potent eye and respiratory irritant. In the CNHS, many homes exceeded the non-cancer reference exposure levels (RELs) prescribed by California Office of Environmental Health Hazard Assessment (OEHHA, 2017b). The percentage of homes exceeding the RELs ranged from 98% for the Chronic REL of 9 µg/m<sup>3</sup> to 28% for the Acute REL of 55 µg/m<sup>3</sup>.

The primary source of formaldehyde indoors is composite wood products manufactured with urea-formaldehyde resins, such as plywood, medium density fiberboard, and particleboard. These materials are commonly used in building construction for flooring, cabinetry, baseboards, window shades, interior doors, and window and door trims.

In January 2009, the California Air Resources Board (CARB) adopted an airborne toxics control measure (ATCM) to reduce formaldehyde emissions from composite wood products, including hardwood plywood, particleboard, medium density fiberboard, and also furniture and other finished products made with these wood products (California Air Resources Board 2009). While this formaldehyde ATCM has resulted in reduced emissions from composite wood products sold in California, they do not preclude that homes built with composite wood products meeting the CARB ATCM will have indoor formaldehyde concentrations below cancer and non-cancer exposure guidelines.

A follow up study to the California New Home Study (CNHS) was conducted in 2016-2018 (Singer et. al., 2019), and found that the median indoor formaldehyde in new homes built after 2009 with CARB Phase 2 Formaldehyde ATCM materials had lower indoor formaldehyde concentrations, with a median indoor concentrations of  $22.4 \mu\text{g}/\text{m}^3$  (18.2 ppb) as compared to a median of  $36 \mu\text{g}/\text{m}^3$  found in the 2007 CNHS. Unlike in the CNHS study where formaldehyde concentrations were measured with pumped DNPH samplers, the formaldehyde concentrations in the HENGH study were measured with passive samplers, which were estimated to under-measure the true indoor formaldehyde concentrations by approximately 7.5%. Applying this correction to the HENGH indoor formaldehyde concentrations results in a median indoor concentration of  $24.1 \mu\text{g}/\text{m}^3$ , which is 33% lower than the  $36 \mu\text{g}/\text{m}^3$  found in the 2007 CNHS.

Thus, while new homes built after the 2009 CARB formaldehyde ATCM have a 33% lower median indoor formaldehyde concentration and cancer risk, the median lifetime cancer risk is still 120 per million for homes built with CARB compliant composite wood products. This median lifetime cancer risk is more than 12 times the OEHHA 10 in a million cancer risk threshold (OEHHA, 2017a).

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cont

With respect to the 10626 W. Venice Boulevard Project, the buildings consist of residential and commercial spaces.

The residential occupants will potentially have continuous exposure (e.g., 24 hours per day, 52 weeks per year). These exposures are anticipated to result in significant cancer risks resulting from exposures to formaldehyde released by the building materials and furnishing commonly found in residential construction.

Because these residences will be constructed with CARB Phase 2 Formaldehyde ATCM materials and be ventilated with the minimum code required amount of outdoor air, the indoor residential formaldehyde concentrations are likely similar to those concentrations observed in residences built with CARB Phase 2 Formaldehyde ATCM materials, which is a median of 24.1  $\mu\text{g}/\text{m}^3$  (Singer et. al., 2020).

Assuming that the residential occupants inhale 20  $\text{m}^3$  of air per day, the average 70-year lifetime formaldehyde daily dose is 482  $\mu\text{g}/\text{day}$  for continuous exposure in the residences. This exposure represents a cancer risk of 120 per million, which is more than 12 times the CEQA cancer risk of 10 per million. For occupants that do not have continuous exposure, the cancer risk will be proportionally less but still substantially over the CEQA cancer risk of 10 per million (e.g., for 12/hour/day occupancy, more than 6 times the CEQA cancer risk of 10 per million).

The employees of the commercial spaces are expected to experience significant indoor exposures (e.g., 40 hours per week, 50 weeks per year). These exposures for employees are anticipated to result in significant cancer risks resulting from exposures to formaldehyde released by the building materials and furnishing commonly found in offices, warehouses, residences and hotels.

Because the commercial spaces will be constructed with CARB Phase 2 Formaldehyde ATCM materials, and be ventilated with the minimum code required amount of outdoor air, the indoor formaldehyde concentrations are likely similar to those concentrations observed in residences built with CARB Phase 2 Formaldehyde ATCM materials, which



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cont

is a median of 24.1  $\mu\text{g}/\text{m}^3$  (Singer et. al., 2020)

Assuming that the commercial space employees work 8 hours per day and inhale 20  $\text{m}^3$  of air per day, the formaldehyde dose per work-day is 161  $\mu\text{g}/\text{day}$ .

Assuming that these employees work 5 days per week and 50 weeks per year for 45 years (start at age 20 and retire at age 65) the average 70-year lifetime formaldehyde daily dose is 70.9  $\mu\text{g}/\text{day}$ .

This is 1.77 times the NSRL (OEHHA, 2017a) of 40  $\mu\text{g}/\text{day}$  and represents a cancer risk of 17.7 per million, which exceeds the CEQA cancer risk of 10 per million. This impact should be analyzed in an environmental impact report (“EIR”), and the agency should impose all feasible mitigation measures to reduce this impact. Several feasible mitigation measures are discussed below and these and other measures should be analyzed in an EIR.

In addition, we note that the average outdoor air concentration of formaldehyde in California is 3 ppb, or 3.7  $\mu\text{g}/\text{m}^3$ , (California Air Resources Board, 2004), and thus represents an average pre-existing background airborne cancer risk of 1.85 per million. Thus, the indoor air formaldehyde exposures describe above exacerbate this pre-existing risk resulting from outdoor air formaldehyde exposures.

Additionally, the SCAQMD’s Multiple Air Toxics Exposure Study (“MATES V”) identifies an existing cancer risk at the Project site of 468 per million due to the site’s elevated ambient air contaminant concentrations, which are due to the area’s high levels of vehicle traffic. These impacts would further exacerbate the pre-existing cancer risk to the building occupants, which result from exposure to formaldehyde in both indoor and outdoor air.

Appendix A, Indoor Formaldehyde Concentrations and the CARB Formaldehyde ATCM, provides analyses that show utilization of CARB Phase 2 Formaldehyde ATCM materials will not ensure acceptable cancer risks with respect to formaldehyde emissions from composite wood products.

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Even composite wood products manufactured with CARB certified ultra-low emitting formaldehyde (ULEF) resins do not insure that the indoor air will have concentrations of formaldehyde that meet the OEHHA cancer risks that substantially exceed 10 per million. The permissible emission rates for ULEF composite wood products are only 11-15% lower than the CARB Phase 2 emission rates. Only use of composite wood products made with no-added formaldehyde resins (NAF), such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can insure that the OEHHA cancer risk of 10 per million is met.

The following describes a method that should be used, prior to construction in the environmental review under CEQA, for determining whether the indoor concentrations resulting from the formaldehyde emissions of specific building materials/furnishings selected exceed cancer and non-cancer guidelines. Such a design analysis can be used to identify those materials/furnishings prior to the completion of the City's CEQA review and project approval, that have formaldehyde emission rates that contribute to indoor concentrations that exceed cancer and non-cancer guidelines, so that alternative lower emitting materials/furnishings may be selected and/or higher minimum outdoor air ventilation rates can be increased to achieve acceptable indoor concentrations and incorporated as mitigation measures for this project.

#### Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment

This formaldehyde emissions assessment should be used in the environmental review under CEQA to assess the indoor formaldehyde concentrations from the proposed loading of building materials/furnishings, the area-specific formaldehyde emission rate data for building materials/furnishings, and the design minimum outdoor air ventilation rates. This assessment allows the applicant (and the City) to determine, before the conclusion of the environmental review process and the building materials/furnishings are specified, purchased, and installed, if the total chemical emissions will exceed cancer and non-cancer guidelines, and if so, allow for changes in the selection of specific material/furnishings and/or the design minimum outdoor air ventilation rates such that cancer and non-cancer guidelines are not exceeded.

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1.) Define Indoor Air Quality Zones. Divide the building into separate indoor air quality zones, (IAQ Zones). IAQ Zones are defined as areas of well-mixed air. Thus, each ventilation system with recirculating air is considered a single zone, and each room or group of rooms where air is not recirculated (e.g. 100% outdoor air) is considered a separate zone. For IAQ Zones with the same construction material/furnishings and design minimum outdoor air ventilation rates. (e.g. hotel rooms, apartments, condominiums, etc.) the formaldehyde emission rates need only be assessed for a single IAQ Zone of that type.

2.) Calculate Material/Furnishing Loading. For each IAQ Zone, determine the building material and furnishing loadings (e.g., m<sup>2</sup> of material/m<sup>2</sup> floor area, units of furnishings/m<sup>2</sup> floor area) from an inventory of all potential indoor formaldehyde sources, including flooring, ceiling tiles, furnishings, finishes, insulation, sealants, adhesives, and any products constructed with composite wood products containing urea-formaldehyde resins (e.g., plywood, medium density fiberboard, particleboard).

3.) Calculate the Formaldehyde Emission Rate. For each building material, calculate the formaldehyde emission rate (µg/h) from the product of the area-specific formaldehyde emission rate (µg/m<sup>2</sup>-h) and the area (m<sup>2</sup>) of material in the IAQ Zone, and from each furnishing (e.g. chairs, desks, etc.) from the unit-specific formaldehyde emission rate (µg/unit-h) and the number of units in the IAQ Zone.

NOTE: As a result of the high-performance building rating systems and building codes (California Building Standards Commission, 2014; USGBC, 2014), most manufacturers of building materials furnishings sold in the United States conduct chemical emission rate tests using the California Department of Health “Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers,” (CDPH, 2017), or other equivalent chemical emission rate testing methods. Most manufacturers of building furnishings sold in the United States conduct chemical emission rate tests using ANSI/BIFMA M7.1 Standard Test Method for Determining VOC Emissions (BIFMA, 2018), or other equivalent chemical emission rate testing methods.



CDPH, BIFMA, and other chemical emission rate testing programs, typically certify that a material or furnishing does not create indoor chemical concentrations in excess of the maximum concentrations permitted by their certification. For instance, the CDPH emission rate testing requires that the measured emission rates when input into an office, school, or residential model do not exceed one-half of the OEHHA Chronic Exposure Guidelines (OEHHA, 2017b) for the 35 specific VOCs, including formaldehyde, listed in Table 4-1 of the CDPH test method (CDPH, 2017). These certifications themselves do not provide the actual area-specific formaldehyde emission rate (i.e.,  $\mu\text{g}/\text{m}^2\text{-h}$ ) of the product, but rather provide data that the formaldehyde emission rates do not exceed the maximum rate allowed for the certification. Thus, for example, the data for a certification of a specific type of flooring may be used to calculate that the area-specific emission rate of formaldehyde is less than  $31 \mu\text{g}/\text{m}^2\text{-h}$ , but not the actual measured specific emission rate, which may be 3, 18, or  $30 \mu\text{g}/\text{m}^2\text{-h}$ . These area-specific emission rates determined from the product certifications of CDPH, BIFA, and other certification programs can be used as an initial estimate of the formaldehyde emission rate.

If the actual area-specific emission rates of a building material or furnishing is needed (i.e. the initial emission rates estimates from the product certifications are higher than desired), then that data can be acquired by requesting from the manufacturer the complete chemical emission rate test report. For instance if the complete CDPH emission test report is requested for a CDHP certified product, that report will provide the actual area-specific emission rates for not only the 35 specific VOCs, including formaldehyde, listed in Table 4-1 of the CDPH test method (CDPH, 2017), but also all of the cancer and reproductive/developmental chemicals listed in the California Proposition 65 Safe Harbor Levels (OEHHA, 2017a), all of the toxic air contaminants (TACs) in the California Air Resources Board Toxic Air Contamination List (CARB, 2011), and the 10 chemicals with the greatest emission rates.

Alternatively, a sample of the building material or furnishing can be submitted to a chemical emission rate testing laboratory, such as Berkeley Analytical Laboratory (<https://berkeleyanalytical.com>), to measure the formaldehyde emission rate.

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4.) Calculate the Total Formaldehyde Emission Rate. For each IAQ Zone, calculate the total formaldehyde emission rate (i.e.  $\mu\text{g/h}$ ) from the individual formaldehyde emission rates from each of the building material/furnishings as determined in Step 3.

5.) Calculate the Indoor Formaldehyde Concentration. For each IAQ Zone, calculate the indoor formaldehyde concentration ( $\mu\text{g/m}^3$ ) from Equation 1 by dividing the total formaldehyde emission rates (i.e.  $\mu\text{g/h}$ ) as determined in Step 4, by the design minimum outdoor air ventilation rate ( $\text{m}^3/\text{h}$ ) for the IAQ Zone.

$$C_{in} = \frac{E_{total}}{Q_{oa}} \quad (\text{Equation 1})$$

where:

$C_{in}$  = indoor formaldehyde concentration ( $\mu\text{g/m}^3$ )

$E_{total}$  = total formaldehyde emission rate ( $\mu\text{g/h}$ ) into the IAQ Zone.

$Q_{oa}$  = design minimum outdoor air ventilation rate to the IAQ Zone ( $\text{m}^3/\text{h}$ )

The above Equation 1 is based upon mass balance theory, and is referenced in Section 3.10.2 “Calculation of Estimated Building Concentrations” of the California Department of Health “Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers”, (CDPH, 2017).

6.) Calculate the Indoor Exposure Cancer and Non-Cancer Health Risks. For each IAQ Zone, calculate the cancer and non-cancer health risks from the indoor formaldehyde concentrations determined in Step 5 and as described in the OEHHA Air Toxics Hot Spots Program Risk Assessment Guidelines; Guidance Manual for Preparation of Health Risk Assessments (OEHHA, 2015).

7.) Mitigate Indoor Formaldehyde Exposures of exceeding the CEQA Cancer and/or Non-Cancer Health Risks. In each IAQ Zone, provide mitigation for any formaldehyde exposure risk as determined in Step 6, that exceeds the CEQA cancer risk of 10 per million or the CEQA non-cancer Hazard Quotient of 1.0.

Provide the source and/or ventilation mitigation required in all IAQ Zones to reduce the



health risks of the chemical exposures below the CEQA cancer and non-cancer health risks.

Source mitigation for formaldehyde may include:

- 1.) reducing the amount materials and/or furnishings that emit formaldehyde
- 2.) substituting a different material with a lower area-specific emission rate of formaldehyde

Ventilation mitigation for formaldehyde emitted from building materials and/or furnishings may include:

- 1.) increasing the design minimum outdoor air ventilation rate to the IAQ Zone.

NOTE: Mitigating the formaldehyde emissions through use of less material/furnishings, or use of lower emitting materials/furnishings, is the preferred mitigation option, as mitigation with increased outdoor air ventilation increases initial and operating costs associated with the heating/cooling systems.

Further, we are not asking that the builder “speculate” on what and how much composite materials be used, but rather at the design stage to select composite wood materials based on the formaldehyde emission rates that manufacturers routinely conduct using the California Department of Health “Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers,” (CDPH, 2017), and use the procedure described earlier above (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to insure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

**Outdoor Air Ventilation Impact.** Another important finding of the CNHS, was that the outdoor air ventilation rates in the homes were very low. Outdoor air ventilation is a very important factor influencing the indoor concentrations of air contaminants, as it is the primary removal mechanism of all indoor air generated contaminants. Lower outdoor air exchange rates cause indoor generated air contaminants to accumulate to higher indoor air concentrations. Many homeowners rarely open their windows or doors for ventilation as a

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result of their concerns for security/safety, noise, dust, and odor concerns (Price, 2007). In the CNHS field study, 32% of the homes did not use their windows during the 24-hour Test Day, and 15% of the homes did not use their windows during the entire preceding week. Most of the homes with no window usage were homes in the winter field session. Thus, a substantial percentage of homeowners never open their windows, especially in the winter season. The median 24-hour measurement was 0.26 air changes per hour (ach), with a range of 0.09 ach to 5.3 ach. A total of 67% of the homes had outdoor air exchange rates below the minimum California Building Code (2001) requirement of 0.35 ach. Thus, the relatively tight envelope construction, combined with the fact that many people never open their windows for ventilation, results in homes with low outdoor air exchange rates and higher indoor air contaminant concentrations.

According to the Environmental Assessment Form - 10626 W. Venice Boulevard (Hayden Planning. 2023), the Project is close to roads with moderate to high traffic (e.g., Venice Boulevard, Overland Avenue, Washington Boulevard, etc.).

No acoustic studies of the ambient noise levels have been prepared. In order to design the building for this Project such that interior noise levels are acceptable, an acoustic study with actual on-site measurements of the existing ambient noise levels and modeled future ambient noise levels needs to be conducted. The acoustic study of the existing ambient noise levels should be conducted over a one-week period, and report the dBA CNEL or Ldn. This study will allow for the selection of a building envelope and windows with a sufficient STC such that the indoor noise levels are acceptable. A mechanical supply of outdoor air ventilation to allow for a habitable interior environment with closed windows and doors will also be required. Such a ventilation system would allow windows and doors to be kept closed at the occupant's discretion to control exterior noise within building interiors.

**PM<sub>2.5</sub> Outdoor Concentrations Impact.** An additional impact of the nearby motor vehicle traffic associated with this project, are the outdoor concentrations of PM<sub>2.5</sub>. According to the Environmental Assessment Form - 10626 W. Venice Boulevard (Hayden Planning. 2023), the Project is located in the South Coast Air Basin, which is a State and Federal non-attainment area for PM<sub>2.5</sub>.

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Additionally, the SCAQMD's MATES V study cites an existing cancer risk of 468 per million at the Project site due to the site's high concentration of ambient air contaminants resulting from the area's high levels of motor vehicle traffic.

An air quality analyses should be conducted to determine the concentrations of PM<sub>2.5</sub> in the outdoor and indoor air that people inhale each day. This air quality analyses needs to consider the cumulative impacts of the project related emissions, existing and projected future emissions from local PM<sub>2.5</sub> sources (e.g. stationary sources, motor vehicles, and airport traffic) upon the outdoor air concentrations at the Project site. If the outdoor concentrations are determined to exceed the California and National annual average PM<sub>2.5</sub> exceedence concentration of 12 µg/m<sup>3</sup>, or the National 24-hour average exceedence concentration of 35 µg/m<sup>3</sup>, then the buildings need to have a mechanical supply of outdoor air that has air filtration with sufficient removal efficiency, such that the indoor concentrations of outdoor PM<sub>2.5</sub> particles is less than the California and National PM<sub>2.5</sub> annual and 24-hour standards.

It is my experience that based on the projected high traffic noise levels, the annual average concentration of PM<sub>2.5</sub> will exceed the California and National PM<sub>2.5</sub> annual and 24-hour standards and warrant installation of high efficiency air filters (i.e. MERV 13 or higher) in all mechanically supplied outdoor air ventilation systems.

### **Indoor Air Quality Impact Mitigation Measures**

The following are recommended mitigation measures to minimize the impacts upon indoor quality:

Indoor Formaldehyde Concentrations Mitigation. Use only composite wood materials (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins (CARB, 2009). CARB Phase 2 certified composite wood products, or ultra-low emitting formaldehyde (ULEF) resins, do not insure indoor formaldehyde concentrations that are

below the CEQA cancer risk of 10 per million. Only composite wood products manufactured with CARB approved no-added formaldehyde (NAF) resins, such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can insure that the OEHHA cancer risk of 10 per million is met.

Alternatively, conduct the previously described Pre-Construction Building Material/Furnishing Chemical Emissions Assessment, to determine that the combination of formaldehyde emissions from building materials and furnishings do not create indoor formaldehyde concentrations that exceed the CEQA cancer and non-cancer health risks.

It is important to note that we are not asking that the builder “speculate” on what and how much composite materials be used, but rather at the design stage to select composite wood materials based on the formaldehyde emission rates that manufacturers routinely conduct using the California Department of Health “Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers”, (CDPH, 2017), and use the procedure described above (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to insure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Outdoor Air Ventilation Mitigation. Provide each habitable room with a continuous mechanical supply of outdoor air that meets or exceeds the California 2016 Building Energy Efficiency Standards (California Energy Commission, 2015) requirements of the greater of 15 cfm/occupant or 0.15 cfm/ft<sup>2</sup> of floor area. Following installation of the system conduct testing and balancing to insure that required amount of outdoor air is entering each habitable room and provide a written report documenting the outdoor airflow rates. Do not use exhaust only mechanical outdoor air systems, use only balanced outdoor air supply and exhaust systems or outdoor air supply only systems. Provide a manual for the occupants or maintenance personnel, that describes the purpose of the mechanical outdoor air system and the operation and maintenance requirements of the system.

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PM<sub>2.5</sub> Outdoor Air Concentration Mitigation. Install air filtration with sufficient PM<sub>2.5</sub> removal efficiency (e.g. MERV 13 or higher) to filter the outdoor air entering the mechanical outdoor air supply systems, such that the indoor concentrations of outdoor PM<sub>2.5</sub> particles are less than the California and National PM<sub>2.5</sub> annual and 24-hour standards. Install the air filters in the system such that they are accessible for replacement by the occupants or maintenance personnel. Include in the mechanical outdoor air ventilation system manual instructions on how to replace the air filters and the estimated frequency of replacement.

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## APPENDIX A

### INDOOR FORMALDEHYDE CONCENTRATIONS AND THE CARB FORMALDEHYDE ATCM

With respect to formaldehyde emissions from composite wood products, the CARB ATCM regulations of formaldehyde emissions from composite wood products, do not assure healthful indoor air quality. The following is the stated purpose of the CARB ATCM regulation - *The purpose of this airborne toxic control measure is to “reduce formaldehyde emissions from composite wood products, and finished goods that contain composite wood products, that are sold, offered for sale, supplied, used, or manufactured for sale in California”*. In other words, the CARB ATCM regulations do not “assure healthful indoor air quality”, but rather “reduce formaldehyde emissions from composite wood products”.

Just how much protection do the CARB ATCM regulations provide building occupants from the formaldehyde emissions generated by composite wood products? Definitely some, but certainly the regulations do not “*assure healthful indoor air quality*” when CARB Phase 2 products are utilized. As shown in the Chan 2019 study of new California homes, the median indoor formaldehyde concentration was of 22.4  $\mu\text{g}/\text{m}^3$  (18.2 ppb), which corresponds to a cancer risk of 112 per million for occupants with continuous exposure, which is more than 11 times the CEQA cancer risk of 10 per million.

Another way of looking at how much protection the CARB ATCM regulations provide building occupants from the formaldehyde emissions generated by composite wood products is to calculate the maximum number of square feet of composite wood product that can be in a residence without exceeding the CEQA cancer risk of 10 per million for occupants with continuous occupancy.

For this calculation I utilized the floor area (2,272  $\text{ft}^2$ ), the ceiling height (8.5 ft), and the number of bedrooms (4) as defined in Appendix B (New Single-Family Residence Scenario) of the Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers, Version 1.1, 2017, California

Department of Public Health, Richmond, CA. <https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx>.

For the outdoor air ventilation rate I used the 2019 Title 24 code required mechanical ventilation rate (ASHRAE 62.2) of 106 cfm (180 m<sup>3</sup>/h) calculated for this model residence. For the composite wood formaldehyde emission rate I used the CARB ATCM Phase 2 rates.

The calculated maximum number of square feet of composite wood product that can be in a residence, without exceeding the CEQA cancer risk of 10 per million for occupants with continuous occupancy are as follows for the different types of regulated composite wood products.

Medium Density Fiberboard (MDF) – 15 ft<sup>2</sup> (0.7% of the floor area), or  
Particle Board – 30 ft<sup>2</sup> (1.3% of the floor area), or  
Hardwood Plywood – 54 ft<sup>2</sup> (2.4% of the floor area), or  
Thin MDF – 46 ft<sup>2</sup> (2.0 % of the floor area).

For offices and hotels the calculated maximum amount of composite wood product (% of floor area) that can be used without exceeding the CEQA cancer risk of 10 per million for occupants, assuming 8 hours/day occupancy, and the California Mechanical Code minimum outdoor air ventilation rates are as follows for the different types of regulated composite wood products.

Medium Density Fiberboard (MDF) – 3.6 % (offices) and 4.6% (hotel rooms), or  
Particle Board – 7.2 % (offices) and 9.4% (hotel rooms), or  
Hardwood Plywood – 13 % (offices) and 17% (hotel rooms), or  
Thin MDF – 11 % (offices) and 14 % (hotel rooms)

Clearly the CARB ATCM does not regulate the formaldehyde emissions from composite wood products such that the potentially large areas of these products, such as for flooring, baseboards, interior doors, window and door trims, and kitchen and bathroom cabinetry, could be used without causing indoor formaldehyde concentrations that result in CEQA

cancer risks that substantially exceed 10 per million for occupants with continuous occupancy.

Even composite wood products manufactured with CARB certified ultra low emitting formaldehyde (ULEF) resins do not insure that the indoor air will have concentrations of formaldehyde that meet the OEHHA cancer risks that substantially exceed 10 per million. The permissible emission rates for ULEF composite wood products are only 11-15% lower than the CARB Phase 2 emission rates. Only use of composite wood products made with no-added formaldehyde resins (NAF), such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can insure that the OEHHA cancer risk of 10 per million is met.

If CARB Phase 2 compliant or ULEF composite wood products are utilized in construction, then the resulting indoor formaldehyde concentrations should be determined in the design phase using the specific amounts of each type of composite wood product, the specific formaldehyde emission rates, and the volume and outdoor air ventilation rates of the indoor spaces, and all feasible mitigation measures employed to reduce this impact (e.g. use less formaldehyde containing composite wood products and/or incorporate mechanical systems capable of higher outdoor air ventilation rates). See the procedure described earlier (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to insure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Alternatively, and perhaps a simpler approach, is to use only composite wood products (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins.

# Exhibit C





WI #23-001.13

October 30<sup>th</sup>, 2023

Ms. Marjan Kris Abubo  
Lozeau | Drury LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

**SUBJECT: 10626 W Venice Blvd  
Los Angeles, California  
Review and Comment on Noise Study**

Dear Ms. Abubo,

Per your request, Wilson Ihrig has reviewed the information and noise impact analysis in the following document:

*Environmental Noise Impact Analysis for the 10626 Venice Boulevard Mixed-Use  
Building Project  
Cadence Environmental Consultants  
September 30, 2021*

The Proposed Project is a seven-story mixed-use development with 109 residential units and over 3,000 square feet of commercial space. The project site is located in the City of Los Angeles, bounded by Overland Ave to the west, Venice Blvd to the north, existing commercial and office space to the east, and an alleyway to the south. The closest sensitive uses are residences directly to the south across the alley at 3820 Overland Ave and 3821 Keystone Av.

Wilson Ihrig, Acoustical Consultants, has practiced exclusively in the field of acoustics since 1966. During our 57 years of operation, we have prepared hundreds of noise studies for Environmental Impact Reports and Statements. We have one of the largest technical laboratories in the acoustical consulting industry. We also utilize industry-standard acoustical programs such as Roadway Construction Noise Model (RCNM), SoundPLAN, and CADNA. In short, we are well qualified to prepare environmental noise studies and review studies prepared by others.



## Adverse Effects of Noise<sup>1</sup>

Although the health effects of noise are not taken as seriously in the United States as they are in other countries, they are real and, in many parts of the country, pervasive.

**Noise-Induced Hearing Loss.** If a person is repeatedly exposed to loud noises, he or she may experience noise-induced hearing impairment or loss. In the United States, both the Occupational Health and Safety Administration (OSHA) and the National Institute for Occupational Safety and Health (NIOSH) promote standards and regulations to protect the hearing of people exposed to high levels of industrial noise.

**Speech Interference.** Another common problem associated with noise is speech interference. In addition to the obvious issues that may arise from misunderstandings, speech interference also leads to problems with concentration fatigue, irritation, decreased working capacity, and automatic stress reactions. For complete speech intelligibility, the sound level of the speech should be 15 to 18 dBA higher than the background noise. Typical indoor speech levels are 45 to 50 dBA at 1 meter, so any noise above 30 dBA begins to interfere with speech intelligibility. The common reaction to higher background noise levels is to raise one's voice. If this is required persistently for long periods of time, stress reactions and irritation will likely result.

**Sleep Disturbance.** Noise can disturb sleep by making it more difficult to fall asleep, by waking someone after they are asleep, or by altering their sleep stage, e.g., reducing the amount of rapid eye movement (REM) sleep. Noise exposure for people who are sleeping has also been linked to increased blood pressure, increased heart rate, increase in body movements, and other physiological effects. Not surprisingly, people whose sleep is disturbed by noise often experience secondary effects such as increased fatigue, depressed mood, and decreased work performance.

**Cardiovascular and Physiological Effects.** Human's bodily reactions to noise are rooted in the "fight or flight" response that evolved when many noises signaled imminent danger. These include increased blood pressure, elevated heart rate, and vasoconstriction. Prolonged exposure to acute noises can result in permanent effects such as hypertension and heart disease.

**Impaired Cognitive Performance.** Studies have established that noise exposure impairs people's abilities to perform complex tasks (tasks that require attention to detail or analytical processes) and it makes reading, paying attention, solving problems, and memorizing more difficult. This is why there are standards for classroom background noise levels and why offices and libraries are designed to provide quiet work environments.

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<sup>1</sup> More information on these and other adverse effects of noise may be found in *Guidelines for Community Noise*, eds B Berglund, T Lindvall, and D Schwela, World Health Organization, Geneva, Switzerland, 1999. (<https://www.who.int/docstore/peh/noise/Comnoise-1.pdf>)

## Baseline Noise is Not Properly Established

The Categorical Exemption (CatEx) relies on one short-term measurement of 15-minute duration (Table 3). To conduct the CEQA analysis, the baseline must be established for evening and nighttime conditions. Without this data, it is not possible to evaluate the significance of noise sources operating during non-daytime hours. The FTA's 2018 Transit Noise and Vibration Impact Assessment Manual<sup>2</sup> Appendix E recommends a minimum of three one-hour Leq noise measurements, including during peak-hour roadway traffic, midday, and nighttime recordings, to estimate the Ldn/CNEL.

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Furthermore, the noise analysis relies on these short-term measurements without any discussion of how typical these data were for daytime conditions or how they would apply to evening or nighttime conditions. Venice Blvd. is a high-volume road and there's no evidence provided that the time selected for noise measurements is representative of rest of the day. Environmental noise can vary widely throughout the day (perhaps +/- 10 dBA or more for areas with intermittent local traffic) and relying on measurements that represent only 2% of the daytime hours (7 AM to 7 PM) leaves quite a lot for interpretation.

Additionally, the location of the study may not be sufficient as well. While getting noise within the alley accurately describes the noise environment for the south side of the building, it is not representative of the noise environment for the north side of the building, since the measurements in the alley will be shielded from Venice Blvd, the main noise source in the area. Ideally, two 24-hour measurements or one 24-hour measurement and a short-term measurement adjusted to the 24-hour measurement should be conducted to properly set baseline levels.

## Potentially Significant Construction Impacts

### Noise

CEQA requires evaluation of whether a project would cause a substantial temporary or permanent increase in ambient noise levels. The CatEx establishes only the Los Angeles Municipal Code (LAMC) Section 41.40<sup>3</sup> as the threshold for significant noise exposure from the noise generated by the project. This standard prohibits construction noise Monday through Friday, 9:00 p.m. to 7:00 a.m. (starting at 8:00 p.m. On Saturday).

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The document cites section 112.05 of the LAMC stating that any construction equipment "may not generate a maximum noise level exceeding 75 dBA at a distance of 50 feet from the equipment." This statute neither has enforcement mechanism nor considers cumulative effects of multiple pieces of equipment.

This document's interpretation of this statute implies that there are no thresholds of significance for daytime construction noise, and any increase in noise is insignificant so long as the construction activities are conducted only during daytime hours. Hypothetically, under the logic of this document, there is no noise level – no matter how extreme – where daytime construction noise would be considered an impact. CEQA requires the project applicants to assess if there will be a substantial increase in ambient levels.

<sup>2</sup> [https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123\\_0.pdf](https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf)

<sup>3</sup> [https://codelibrary.amlegal.com/codes/los\\_angeles/latest/lamc/0-0-0-128777](https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-128777)

Other applicable standards do exist for daytime construction noise impacts, such as in Section 7.1 of the FTA Manual, which sets a daytime construction noise threshold at 80 dBA. Construction noise has the potential to reach this level. According to Table 7, noise levels during Excavation, Structural work and Finishing work are all modeled to be over 83 dBA at 50 feet. Demolition of the existing smog check facility at 10620 Venice Blvd is 19 feet from the nearest sensitive residence, meaning construction noise levels will be over this 80 dBA threshold. Using a distance correction, this 83 dBA level is over 90 dBA at 20 feet, which is 30 dBA above the measured ambient levels. A 30 dBA increase can be perceived as eight times as loud<sup>4</sup>. An eight-fold increase of sound would constitute a substantial temporary increase in ambient noise level, and a full environmental impact report (EIR) should be produced.

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cont

### Vibration

Table 1 sets the vibration annoyance criteria as 0.1 PPV (in/sec) and the vibration damage criteria at 0.3 PPV. Using the source level and distance adjustments found in the aforementioned FTA Manual, we can model the distance that the threshold values of 0.1 and 0.3 PPV will be achieved and compare this distance to the distances between the project and the nearest residential receptors. A vibratory roller, not mentioned in the CatEx but not uncommon on similar projects, would exceed the 0.3 PPV damage threshold at 19 feet. A bulldozer, included in the CatEx, would exceed the 0.1 PPV annoyance threshold at 19 feet. The closest the demolished building at 10620 Venice Blvd is to a structure at 3821 Keystone Av is 19 feet. This means there is potential for both the damage threshold and the annoyance threshold to be exceeded.

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Additionally, the damage threshold was not considered for the existing commercial building at 10606 Venice Blvd. According to project plans, construction will occur within 6 feet of this building. Using the same table 19 reference from the Caltrans Transportation and Construction Vibration Guidance Manual<sup>5</sup>, Modern industrial/commercial buildings have a damage threshold of 0.5 PPV. This threshold would be exceeded during use of a Vibratory Roller, Large Bulldozer or Loaded Truck at this distance. As such, this development is not eligible for a categorical exemption and a full environmental impact report should be developed.

### Operational Noise Impact Analysis Should be Updated

The analysis sufficiently presents reasonable thresholds of significance for operational noise. It also presents a satisfactory reasoning for why traffic levels will not cause increased noise levels at nearby receptors. However, the CatEx cites an expectation that the project noise would be similar to what is currently on site, stating “the proposed project would result in the replacement of several existing residential and commercial buildings with a new mixed-use commercial and multi-family building. Noise levels associated with the new building would be largely restricted to indoor areas (unless a window is open) and the parking garage. As such, the operational noise levels at the project site would be similar to the existing noise levels at the site and the surrounding buildings.” We believe this may not be an accurate assumption of future noise conditions.

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The existing mechanical equipment for multiple small-plot 1-2 story buildings is very different in size and character from what would be required for a seven-story residential structure. For instance, the

<sup>4</sup> <https://www.nps.gov/subjects/sound/understandingsound.htm>

<sup>5</sup> <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf>



Project equipment would operate during the nighttime hours, whereas HVAC for commercial office buildings can be shutdown at night.

In our experience there would be several mechanical units on the rooftop. Such equipment could include air cooled condenser fans with a typical sound rating of 85 sound power level (PWL), and several make up air fans as large as 40,000 cubic feet per minute (CFM) (90 dBA PWL). A combination of two or more fans would generate a noise level on the order of 65 dBA at a distance of 20 ft. In the absence of ambient data during evening (or nighttime) conditions, these could also be much more than 5 dBA higher than the existing evening (or nighttime) ambient. Noise from rooftop equipment would be potentially significant and should be evaluated in an EIR with more specific information and compared to nighttime ambient conditions.

36  
cont

### Conclusion

Ambient measurements have not been properly conducted and do not represent the residential buildings near the site. The Project should conduct ambient measurements at sensitive receptors to properly characterize existing conditions. The project should provide an operational noise analysis reflecting the HVAC system design. Finally, the project may result in potentially significant noise and vibration construction impacts and mitigation should be addressed.

37

Please feel free to contact me with any questions on this information.

Very truly yours,  
WILSON IHRIG

John Meighan  
Associate

comments on 10626 w venice blvd noise analysis.docx



## JACK MEIGHAN

*Associate*

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Jack joined Wilson Ihrig in 2021 and works out of our Los Angeles office. He is an experienced acoustical engineer with expertise in projects involving rail transit systems, highways, CEQA analysis, environmental noise reduction, mechanical drawing reviews, and construction noise and vibration mitigation. He has hands-on experience with project management, including client coordination and presentations, as well as in designing, developing, and testing MATLAB code used in acoustics applications. His expertise includes field measurements, developing test plans and specifying, purchasing, setting up and repairing acoustic measurement equipment. He has experience in using Traffic Noise Model (TNM), CadnaA, EASE, Visual Basic, LabView, and CAD software.

### Education

- B.S. in Mechanical Engineering, University of Southern California, Los Angeles, CA
- 

### Project Experience

#### ***LA Metro Regional Connector, Los Angeles CA***

Planned, took, and processed measurements as part of a team to determine the effectiveness of floating slab trackwork for a new subway in downtown Los Angeles that travels below the Walt Disney Concert Hall and the Colburn School of Music.

#### ***Rodeo Credit Enterprise CEQA Analysis for New Construction, Palmdale, CA***

Wrote an accepted proposal and executed it for a noise study project to determine noise mitigation requirements on a new housing development. Led all aspects of the project and managed the budget during all phases of project completion. Completed five separate projects of this type for this company.

#### ***Blackhall Studios, Santa Clarita, CA***

Led the vibration measurement effort for a new soundstage directly adjacent to an existing freight and commuter rail line. Tested equipment, processed data, and analyzed results to determine the vibration propagation through the soil to the proposed soundstage locations, and was part of the team that developed mitigation techniques for the office spaces directly next to the rail line.

#### ***Octavia Residential Condos CEQA Study, San Francisco, CA***

Calculated the STC ratings for the proposed windows to meet Title 24 requirements, modeled the acoustic performance of floor and ceiling structures, researched noise codes, helped with a mechanical design review, and wrote a report summarizing the results for a new Condominium project being developed in San Francisco.

#### ***ARRIVE San Diego Airport Terminal 1 Replacement, CA***

Conducted interior noise and vibration measurements, analyzed measurement data to help determine project criteria, modeled the existing and future terminals in CadnaA, and was part of a team that did a complete HVAC analysis of the entire terminal, as part of a CEQA analysis where a new terminal for the airport is being designed.

#### ***Five Points Apartments Noise Study, Whittier, CA***

Conducted measurements, researched sound data and solutions, and recommended mitigation for a new apartment complex that was located next to an existing car wash, as part of a CEQA review.

***USC Ellison Vibration Survey, Los Angeles, CA***

Conducted vibration measurements as part of a survey to determine the effectiveness of vibration isolation platforms that are used to insulate cell growth in a cancer research facility. Determined the effectiveness and presented this information to the client. Researched and recommended a permanent monitoring system so the client could view data in real time.

***TEN50 Condos Noise Investigation, Los Angeles, CA***

Was part of a team that investigated the noise source of an unwanted popping noise in luxury condominiums in Downtown Los Angeles. Helped isolate the noise source location with accelerometers to determine where vibrations were occurring first and used an acoustic camera to determine where in the condo the noise was coming from.

***2000 University Mixed-Use Building, Berkely, CA***

Wrote a construction noise monitoring plan based on environmental noise calculations, as required by CEQA, wrote a report summarizing the results, and attended a client meeting to discuss options.

---

***Bay Area Rapid Transit (BART) On-Track, CA, San Francisco Bay Area, CA\****

Day to day project manager, responsible for meetings, presentations, and coordination with the client for an ongoing noise study on the BART system. Developed MATLAB code to process measurements and determine areas where high corrugation was present, contributing to excessively high in-car noise levels. Performed noise measurements inside both the right of way and the vehicle cabin, in addition to rail corrugation measurements.

***California I-605/SR-60 Interchange Improvement, Los Angeles, CA\****

Developed a noise model of the area that predicted sound levels for abatement design, in addition to conducting noise measurements and analysis. Led the Team in use of the FHWA Traffic Noise Model Software for the project, involving three major highways and two busy interchanges extending over 17 miles in southern California.

***Sound Transit On-Track, Seattle, WA\****

Took measurements, fixed equipment, and developed software in MATLAB to process Corrugation Analysis Trolley measurements as part of an ongoing noise study on the Sound Transit Link system. Tested vibration data to determine the best measurement and processing techniques to store the data in an online database for in-car measurements.

***LA Metro CRRC Railcar Testing, Los Angeles, CA\****

Led the effort to plan the measurements, determine measurement locations and finalize the test plan. Formulated a method to capture speed data directly from legacy train vehicles. Executed noise and vibration specification measurements for new rail cars delivered by CRRC.

***City of Los Angeles, Pershing Square Station Rehabilitation Noise Monitoring, CA\****

Built noise models, wrote a construction noise plan, and assisted in on-site construction noise issues as they arose for a renovation of the Pershing Square metro station in downtown Los



Angeles. Trained construction personnel in techniques for noise reduction and how to conduct noise monitoring measurements to meet project specifications.

***City of Orange Metrolink Parking Garage Construction Monitoring, CA\****

Wrote an adaptive management vibration monitoring plan, set up equipment to monitor live vibration levels, and generated weekly reports as part of an effort to build a new parking garage. Designed, planned, and completed measurements to predict and mitigate pile driving construction impacts at three historic building locations adjacent to the construction site. Coordinated with the client whenever an on-site problem arose.

***LA Metro Westside Subway Construction, Los Angeles, CA\****

Planned, organized, and processed noise measurements for the Purple Line extension construction. Implemented both long term microphones to measure noise levels and accelerometers to measure vibration levels in existing subway tunnels. Oversaw noise monitoring at sensitive construction sites for the project and worked with the contractor to find ways to reduce construction noise levels by approximately 10dB.

***Montreal Réseau Express Métropolitain, Canada\****

Conducted vibration propagation measurements used to create models to predict operational vibration levels for an under-construction transit line. Managed equipment, solved problems in the field, and wrote parts of the report summarizing the findings of the acoustic study.

***NCHRP Research Report 882 & 886, Multiple Locations (Dayton and Columbus, OH)***

Took on-highway measurements and wrote, designed, developed, and tested MATLAB code to identify specific spectrograms to use for analyses for a project evaluating barrier reflected highway traffic noise differences in the presence of a single absorptive or reflective noise barrier.

***Siemens Railcar Testing for Sound Transit, Seattle, WA\****

Measured in-car noise and vibration for new rail cars delivered by Siemens. Developed new internal techniques for measurements based on the written specifications. Contributed to the team that helped identify issues that new cars had in meeting the Sound Transit specifications for noise and vibration. Participated in developing the test plan and specified then acquired new equipment for the measurement.

***Toronto/Ontario Eglinton Crosstown Light Rail, Final Design, Canada\****

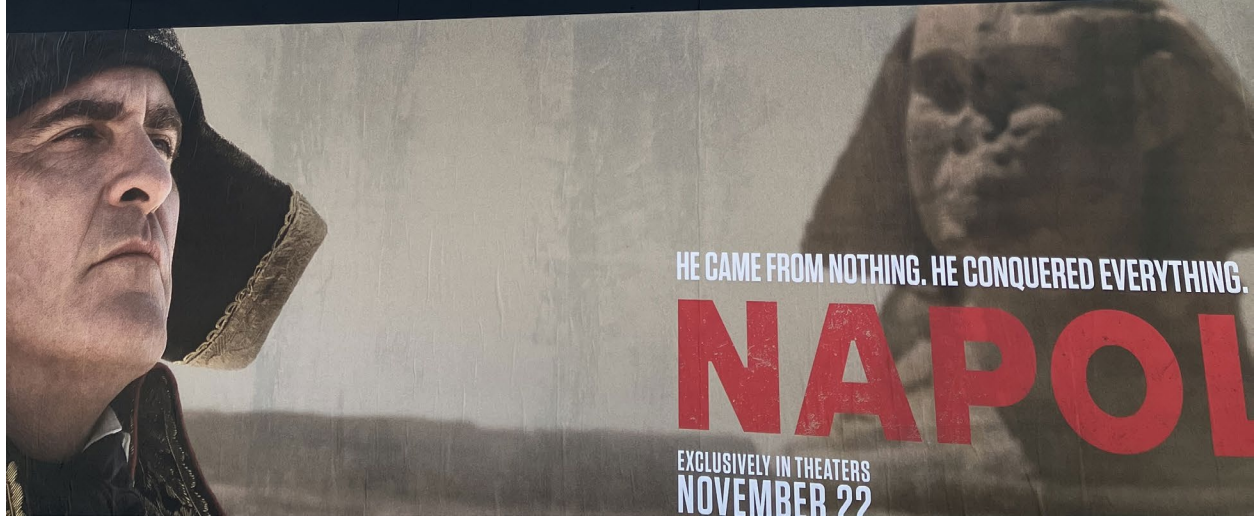
Assisted in vibration propagation measurements, analysis, and recommendations for mitigation for a 12-mile light-rail line both on and under Eglinton Avenue. Set up and ran equipment for at-grade measurements with an impact hammer for underground measurements with an impact load cell that was used during pre-construction borehole drilling.

# EXHIBIT D

10602 Venice Blvd. – Auto Repair Shop









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cali  
PIZZA

3819 Keystone Ave. – Child Care Center







(Note: proximity between Project site and Perez Family Child Daycare. The two properties are separated by an alleyway.)

**ATTACHMENT B**

**Responses to Comments**

### **Response to Comment 1**

The comment is an introductory statement for the comment letter and asserts that the Project does not qualify for a Class 32 Categorical Exemption and that an EIR or MND is required for the Project. The commenter is referred to Responses to Comments 4 through 37. For the reasons discussed there, the Project does qualify for a Class 32 Categorical Exemption, and preparation of an EIR or MND for the Project is not warranted.

### **Response to Comment 2**

The comment summarizes the Project. However, the comment is not related to the adequacy of the Class 32 Categorical Exemption prepared for the Project. Thus, no further response is required.

### **Response to Comment 3**

The comment presents legal standards related to a Class 32 Categorical Exemption and asserts that the Project does not qualify for a Class 32 Categorical Exemption and that an EIR or MND must be prepared for the Project. The commenter is referred to Responses to Comments 4 through 36. As discussed there, the Project does qualify for a Class 32 Categorical Exemption, and preparation of an EIR or MND is not warranted.

### **Response to Comment 4**

The comment asserts that because the Project Site is included on the Cortese list that the Project does not qualify for a Class 32 Categorical Exemption. As noted in the Class 32 Categorical Exemption prepared for the Project, the Project Site was originally included on the Cortese list due to leaking underground storage tanks. The site has since undergone remediation, and the site is "Closed" meaning that no further remediation is required. A recent Phase I Environmental Site Assessment prepared for the Project Site (refer to Attachment C) confirms that no additional remediation of the site is needed. The Cortese list is a historical database and inclusion on the list is not indicative of whether development of a site included on the list would result in any environmental impacts, especially a site that has been remediated and has been designated "Closed."

### **Response to Comment 5**

The comment asserts that the use of the Project Site by a gas station and auto repair uses equates to an "unusual circumstance" prohibiting the use of a Class 32 Categorical Exemption for the Project. There is nothing unusual about the infill development of a site formerly used as a gas station/auto repair with residential/mixed uses. Based on current documentation and knowledge of Project Site conditions, the site does not contain any known contamination, as noted in the Phase I Environmental Site Assessment included in Attachment C. During demolition and removal of existing uses from the site, if any unknown hazardous substances are encountered, these substances would be handled and disposed of in accordance with the existing extensive regulatory framework related to such activities. The Project would not expose any receptors including the childcare center nearby to any hazardous materials.

Regarding the Project Site's location in a Methane Buffer Zone, the Project Site's location in a Methane Buffer Zone does not constitute an "unusual circumstance," which could result in a significant effect on the environment. It is well known that areas of the City are underlain by methane. For this reason, the City has

established and regularly enforces through its permitting process a detailed process and specific measures that must be followed by projects located within a designated Methane Zone or Methane Buffer Zone.

### **Response to Comment 6**

The commenter asserts that “The Project cannot proceed under a Class 32 Exemption because soil contamination at [the] proposed Project site creates a fair argument that there may be significant adverse impacts, which necessitates the preparation of an EIR.” In the context of this Project and this issue, the fair argument standard can only be reached if there is a reasonable possibility of a significant impact if it is demonstrated based on the high substantial evidence test that there is an actual unusual circumstance. A fair argument cannot be reached here, because there is nothing unusual about the infill development of a site formerly used as a gas station/auto repair with residential/mixed uses. The commenter is referred to Response to Comment 5. As discussed there, based on current documentation and knowledge of Project Site conditions, the site does not contain any known contamination, as noted in the Phase I Environmental Site Assessment included in Attachment C. During demolition and removal of existing uses from the site, if any unknown hazardous substances are encountered, these substances would be handled and disposed of in accordance with the existing extensive regulatory framework related to such activities. The Project would not expose any receptors including the childcare center nearby to any hazardous materials.

### **Response to Comment 7**

The comment asserts that the Project would require mitigation due to its location in a Methane Buffer Zone and that the City’s reference to mitigation in its Letter of Determination is proof that mitigation is required for the Project, precluding the use of the Class 32 Categorical Exemption for the Project. First, measures that would be required to be implemented by the Project due to its location in a Methane Buffer Zone are existing regulatory requirements and not mitigation measures under CEQA. Second, the City’s reference to “mitigation” in its Letter of Determination in the context of the Methane Buffer Zone is a reference to the language of the City’s Methane Code and not to mitigation measures under CEQA. Third, the City’s Letter of Determination is not required to include every requirement that applies to the Project. Whether mentioned in the Letter of Determination or not, the Project must comply with the City’s Methane Code. The Project would not result in any significant unmitigated impacts.

### **Response to Comment 8**

The comment asserts that the Project does not qualify for a Class 32 Categorical Exemption due to potentially significant hazards, hazardous materials, air quality, health risk, and GHG emissions impacts. The commenter is referred to Responses to Comments 17 through 37. As discussed there, the Project’s hazards, hazardous materials, air quality, health risk, and GHG emissions impacts would not be significant, and the Project does qualify for a Class 32 Categorical Exemption.

### **Response to Comment 9**

The comment asserts that the Project would have a significant impact air quality impacts related to its location in a Methane Buffer Zone. However, the comment does not present facts or reasonable assumptions based on facts to support this assertion. Thus, no further response to this comment is required.

Additionally, the commenter should know that methane gas is lighter than air and tends to move upward and diffuse rapidly into the atmosphere. The South Coast Air Quality Management District, which closely

regulates the emission of air contaminants in the Los Angeles area, does not regulate methane emissions from construction sites.

### **Response to Comment 10**

The commenter asserts that the Project's air quality impacts were not adequately analyzed in the Class 32 Categorical Exemption prepared for the Project. The Commenter is referred to Responses to Comments 19 through 31. As discussed there, the Project's air quality impacts were adequately addressed.

### **Response to Comment 11**

The commenter asserts that "SWAPE found that the City failed to adequately evaluate greenhouse gas ("GHG") impacts." This is incorrect. SWAPE asserts in Comment 25 that in their opinion, the Project would result in a significant air quality impact and because of this, "a full CEQA analysis may need to be prepared to accurately evaluate the Project's environmental impacts, including the Project's potential greenhouse gas ("GHG") emissions." While an assessment of a project's air quality impacts is required in a Class 32 Categorical Exemption, an assessment of a project's GHG emissions impacts is not required. The Class 32 Categorical Exemption is for infill development and focuses on localized impacts. GHG emissions are related to global climate change, which is not a localized impact.

### **Response to Comment 12**

The comment asserts that the Project would "lead to increased exposure of cancer risks." The commenter is referred to Responses to Comments 23 and 24. As discussed there, the Project would not expose the environment to cancer risks.

### **Response to Comment 13**

The comment asserts that the Project will have a potentially significant health risk impact. The commenter is referred to Responses to Comments 23 and 24. As discussed there, the Project would not result in significant health risk impacts, and no additional CEQA analysis is required.

### **Response to Comment 14**

The comment asserts that the Project will have significant indoor air quality impacts. The commenter is referred to Responses to Comments 28 through 31. As discussed there, CEQA does not require an assessment of environmental impacts on the Project, and no significant indoor air quality impacts were identified. Thus, no mitigation measures or additional CEQA analysis are required.

### **Response to Comment 15**

The comment asserts that the Project does not qualify for a Class 32 Categorical Exemption due to potentially significant noise impacts. The commenter is referred to Responses to Comments 33 through 37. As discussed there, the Project would not result in any significant noise impacts, and no additional CEQA analysis is required.

### **Response to Comment 16**

The comment summarizes the comment letter. The commenter is referred to Responses to Comments 1 through 37. For the reasons discussed there, no additional CEQA review is required.



### **Response to Comment 17**

The comment asserts that SWAPE's memo shows that the Class 32 Categorical Exemption prepared for the Project and supporting documentation "fail to adequately evaluate the Project's hazards, hazardous materials, air quality, health risk, and greenhouse gas impacts" and that a "full CEQA should be prepared." The commenter is referred to Responses to Comments 18 through 27. As discussed there, the Class 32 Categorical Exemption prepared for the Project adequately addressed the impacts of the Project and no additional CEQA analysis is required.

### **Response to Comment 18**

The comment asserts that the Environmental Assessment Form states that the Project Site will be remediated and that a Phase I Environmental Site Assessment is required. As noted in the Class 32 Categorical Exemption, "A portion of the Project Site was once listed as a Leaking Underground Storage Tank (LUST) Cleanup Site in the State Water Resources Control Board (SWRCB) GeoTracker database (1994 – 2008). However, the site underwent remediation, and the Cleanup Status of the site has been deemed "Completed – Case Closed as of 4/17/2008." A recent Phase I Environmental Site Assessment prepared for the Project (refer to Attachment C) confirms that no additional remediation of the site is required, and notes that if any unknown hazards are encountered, that material should be handled in accordance with existing regulatory measures and common best practices.

### **Response to Comment 19**

The comment asserts that the air quality analysis prepared for the Project is inadequate because it relies on incorrect/unsubstantiated model and failed to evaluate diesel particulate matter, and that the commenter's own HRA analysis indicates a potentially significant impact. The commenter is referred to Responses to Comments 20 through 24.

### **Response to Comment 20**

The comment asserts that the Project's air quality report used inconsistent information and that the Project's air quality impacts were underestimated. The commenter is referred to Responses to Comments 21 and 22.

### **Response to Comment 21**

The comment asserts that the Project land use sizes were underestimated in the air quality analysis and that the air quality modeling should have included 104,025 square feet of residential use and 5,828 square feet of restaurant use. This is incorrect. The air quality modeling estimated the emissions associated with a 167,559-square-foot building. There are numerous ways in which square footage is calculated and quantified throughout planning and construction processes. For example, FAR calculations are based on specific equations that will differ from a project's actual gross square footage. Therefore, metrics related to a project's square footage should be carefully considered within their specific context. This discussion is relevant to SWAPE's comment, which claims that the Project's CalEEMod analysis underestimates construction and operational emissions because the square footage values reported in the CalEEMod output files superficially disagree with the square footage values reported in the Project Description. The square footage figures noted by SWAPE are lower than their respective figures disclosed in the Project Description, but Project details have not been underestimated in CalEEMod. When modeling a project in CalEEMod, the land use square footage will not always align with figures reported elsewhere in the Project Description and other planning materials. Sometimes, at the analyst's discretion, square footage will be assigned to other

land uses when appropriate. For example, some metrics may include utility closets, corridors, and trash areas to be part of a project's residential or restaurant square footage calculations. However, in CalEEMod, it would be more appropriate to assign these spaces under the "Enclosed Parking" land use based on factors such as these spaces' energy consumption. A similar approach was taken for the Project's CalEEMod analysis, which explains the difference in square footage. Therefore, the difference in square footage noted by SWAPE is not evidence that the Project's emissions have been underestimated. Moreover, SWAPE presents no evidence that the alleged discrepancy would result in an otherwise significant impact.

### **Response to Comment 22**

The comment asserts that the Project's grading value in the air quality analysis is unsubstantiated. In CalEEMod, the default "acres of grading" value is generated based on the selection of grading equipment and the number of days that grading would occur. Essentially, CalEEMod assumes that grading equipment can grade a certain area of land in one day, then it multiplies this area by the length of the grading phase to generate a default value. In this way, the value can be many times greater than the area of a site itself, because it accounts for the fact that the site would be graded (i.e., "passed-over") multiple times. However, this approach is not accurate for all projects. For the Project, grading would mainly consist of an excavator excavating approximately 11,500 cubic yards of soil for the proposed subterranean garage level, after which the bottom of the foundation pit would be graded in preparation for foundation work. This would not entail the approximately 16 acres of grading assumed by CalEEMod, which assumes that the pit would be graded nearly 24 times. At this stage, the pit would be "passed over" a few times at most, a fact that is reflected by the 1.5-acre assumption utilized in CalEEMod.

Additionally, SWAPE presents no evidence that the alleged reduction to the acres of grading value would result in an otherwise significant impact.

### **Response to Comment 23**

The comment asserts that an assessment of the Project's health risk impacts to nearby receptors should have been conducted. First, SWAPE contends that "by failing to prepare a quantified construction and operational HRA, the Project is inconsistent with CEQA's requirement to make 'a reasonable effort to substantively connect a project's air quality impacts to likely health consequences,'" citing *Sierra Club v. County of Fresno*. SWAPE adds that "the Exemption is inconsistent with CEQA's requirement to correlate Project-generated emissions with potential adverse impacts on human health." In essence, SWAPE suggests that quantitative construction and operational HRAs are required to evaluate the Project's health risk impact from TACs, including DPM. However, neither CEQA nor the CEQA Guidelines contain a requirement that health risk impacts must be evaluated by a quantified construction or operational health risk assessment. In fact, the California Supreme Court in *Sierra Club v. County of Fresno* – the case cited by SWAPE themselves – held that "CEQA does not mandate such an in-depth risk assessment."<sup>1</sup>

Further, the issue concerning the Friant Ranch EIR in *Sierra Club v. County of Fresno* is not analogous to the Categorical Exemption. In *Sierra Club v. County of Fresno*, the Court considered the adequacy of an EIR that had identified significant impacts which would not be completely mitigated. The Court explained that pursuant to CEQA an EIR must provide adequate analysis of significant impacts to inform the public in order to serve its purpose as an informational document. The Court cited CEQA Guidelines Section 15126.2, which requires an EIR to "analyze any *significant* environmental effects the project might cause by bringing

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<sup>1</sup> *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 521.

development and people into the area affected.”<sup>2</sup> However, the Court also affirmed that the approving agency “has discretion in choosing what type of analysis to provide” and that an EIR need not contain “technical perfection or scientific certainty: ‘[T]he courts have looked not for an exhaustive analysis but for adequacy, completeness and a good-faith effort at full disclosure.’”<sup>3</sup>

Here, most importantly, the Categorical Exemption does *not* identify that the Project would result in any significant emissions, including emissions of PM<sub>10</sub> that include DPM; thus, no EIR is required. The Categorical Exemption quantifies how much DPM the Project will generate, and it concludes that emissions of PM<sub>10</sub> including DPM would result in less than significant impacts. The Project’s maximum daily PM<sub>10</sub> emissions estimates are inclusive of DPM and are disclosed in the IS/MND’s Table 9, Table 10, Table 11, and Table 12. The attached CalEEMod output files also contain estimates of the total PM<sub>10</sub> exhaust emissions (i.e., DPM) that would be generated by the Project’s construction and operations.

Second, SWAPE suggests that the IS/MND is required to conduct a quantitative HRA based on a flawed interpretation of OEHHA guidance. SWAPE claims that according to *Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments* (“2015 OEHHA Guidance Manual”), “OEHHA recommends that all short-term projects lasting at least 2 months assess cancer risks.” However, this is either a mischaracterization or misinterpretation of the OEHHA’s position. The 2015 OEHHA Guidance Manual does not contain a “two months or more” threshold for construction that triggers a requirement or recommendation to prepare an HRA. The 2015 OEHHA Guidance Manual’s pertinent guidance is provided below:

“Due to uncertainty in assessing cancer risk from very short-term exposures, we do not recommend assessing cancer risk for projects lasting less than two months at the MEIR. We recommend that exposure from projects longer than 2 months but less than 6 months be assumed to last 6 months (e.g., a 2-month project would be evaluated as if it lasted 6 months). Exposure from projects lasting more than 6 months should be evaluated for the duration of the project.”<sup>4</sup>

This guidance does not recommend when HRAs should be conducted. Rather, it recommends what duration of exposure should be evaluated *if* an HRA is conducted. To this end, the guidance merely establishes the OEHHA’s position that if cancer risk is assessed for a project lasting between two and six months, a six-month duration should be evaluated. If cancer risk is assessed for a project lasting longer than six months, the actual project duration should be evaluated. The guidance does not establish any requirements that trigger whether a quantified HRA is necessary in the first place. Further, the 2015 OEHHA Guidance Manual is not intended to have any direct applicability to private development projects (such as the Project), nor does it have any direct relevance or authority concerning whether the Project is obligated to conduct a quantitative HRA. The 2015 OEHHA Guidance Manual was prepared to assist local air districts in the formation of their own rules and guidelines surrounding the preparation of HRAs. As stated in the manual’s introduction: “The intent in development this Guidance Manual is to provide HRA procedures for use in the Air Toxics Hot Spots Program or for the permitting of existing, new, or modified stationary sources.”<sup>5</sup> “Districts are to determine which facilities will prepare an HRA based on a prioritization process outlined in [The Hot Spots Act].”<sup>6</sup> The SCAQMD has not published any regulation, requirement, or recommendation

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<sup>2</sup> *Id.* at page 518. Emphasis added.

<sup>3</sup> *Id.* at page 521, 515, citing *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957.

<sup>4</sup> OEHHA, *Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments*, 2015. Page 8-18.

<sup>5</sup> OEHHA, *Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments*, 2015. Page 1-2.

<sup>6</sup> *Id.*, at page 1-3.

that lead agencies must utilize the 2015 OEHHA Guidance Manual for evaluating CEQA impacts. The City also has not adopted the 2015 OEHHA Guidance Manual for this purpose.

Third, SWAPE contends that “by claiming a less-than-significant impact without conducting a quantified construction or operational HRA for nearby, existing sensitive receptors, the Exemption fails to compare the Project’s excess cancer risk to the SCAQMD’s specific numeric threshold of 10 in one million.” Once again, SWAPE suggests that a quantitative analysis is necessary to evaluate the Project’s health risk impact because the SCAQMD’s threshold is numeric. But, as explained, neither CEQA, the OEHHA, nor the SCAQMD mandate or even recommend such a sweeping methodological approach. The California Supreme Court also agrees that CEQA itself does not mandate quantitative health risk assessments.<sup>7</sup> The mere existence of a numerical threshold of significance regarding air quality impacts does not require the Categorical Exemption to conduct a quantitative analysis against that threshold, especially if there is no evidence that the Project would generate or expose sensitive receptors to substantial emissions related to that threshold. For example, the SCAQMD has also adopted a three pounds per day threshold for operational airborne lead emissions, but a quantitative analysis of the Project’s lead emissions has not been conducted because there is no reasonable presumption that the Project’s residential uses would emit substantial quantities of airborne lead (not to mention, SWAPE does not argue that the Categorical Exemption has failed to conduct a quantitative analysis of the Project’s lead emissions against the SCAQMD’s numerical threshold for this pollutant). It is possible, as well as reasonable and allowable, to rule out the potential for various significant impacts qualitatively or on non-numeric considerations. Screening criteria and other indicators are central to many analytical methodologies conducted pursuant to CEQA, and this reflects the approach taken by the Categorical Exemption. A more detailed quantitative HRA is neither necessary nor warranted.

#### **Response to Comment 24**

The comment presents the conclusions of “a preliminary HRA of the Project’s construction and operational health risk impact to residential sensitive receptors...” prepared by SWAPE. SWAPE alleges their “screening-level” analysis demonstrates that the Project’s construction and operations emissions of DPM would result in an excess cancer risk of approximately 337 per one million to a maximally exposed individual resident (“MEIR”). To put this figure into context, SCAQMD’s MATES V model estimates that the calculated cancer risk from all sources of air toxics in the Project area is approximately 468 in one million. Thus, SWAPE contends that the Project would increase the lifetime air toxics cancer risk to a MEIR by over 70%. There are several issues that discredit SWAPE’s analysis.

First, SWAPE’s model erroneously relies on the Project’s entire regional construction emissions of PM<sub>10</sub> exhaust. SWAPE claims, “The Exemption’s CalEEMod model indicates that construction activities will generate approximately 160 pounds of DPM over the 726-day construction period.” SWAPE then utilizes this figure to estimate that the Project will result in construction DPM emissions of 0.00115 grams per second. SWAPE explains that to estimate “single-hour DPM concentrations” from the Project’s construction, this emissions rate was “simulated as a 0.67-acre rectangular area source in AERSCREEN” with “a release height of three meters.” Each aspect of SWAPE’s analysis is therefore inaccurate because the Project’s 160-pound DPM emissions estimate from which SWAPE has derived its 0.00115 grams per second DPM emissions rate is inclusive of on-site and off-site construction sources. Off-site sources such as haul, vendor, and construction worker trips would contribute to off-site (i.e., “regional”) emissions of DPM, potentially up to 20 miles from the Project Site and its surrounding residential uses. Thus, SWAPE’s analysis erroneously

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<sup>7</sup> *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 521.

assumes that even the Project's PM<sub>10</sub> exhaust emitted from off-site construction vehicle trips up to 20 miles away would be emitted on-site at a height of three meters. This is a blatant mischaracterization of the Project's construction emissions. As a result, SWAPE's HRA is flawed, inaccurate, and does not constitute substantial evidence that the Project would result in significant impacts.

The second issue is that SWAPE similarly mischaracterizes the Project's operational DPM emissions. SWAPE claims, "The Exemption's operational CalEEMod emissions indicate that operational activities will generate approximately 39 pounds of DPM per year throughout operation." SWAPE then assumes that these emissions would be emitted from the Project Site at a height of three meters. But, like above, these operational DPM emissions are inclusive of emissions from off-site sources such as the Project's vehicle trips. Thus, SWAPE's analysis erroneously assumes that 100% of the Project's off-site PM<sub>10</sub> exhaust emissions from vehicle trips – which would occur miles from the Project Site – would be emitted on-site at a height of three meters. An additional issue is that SWAPE fails to consider the fact that the Project is estimated to result in a net decrease in vehicle trips compared to the Project's Site's existing uses, meaning that net Project Site-related PM<sub>10</sub> exhaust emissions from vehicle trips would actually be a reduction from existing conditions.

The third issue is that SWAPE also misrepresents OEHHA, SCAQMD, and CARB guidance regarding the use of age sensitivity factors, or "ASFs." SWAPE suggests that its use of ASFs is pursuant to "applicable HRA methodologies" and guidance by OEHHA, SCAQMD, and CARB. However, as explained earlier, the 2015 OEHHA Guidance Manual has no direct applicability to the Project. Moreover, the SCAQMD's guidance regarding ASFs applies to HRAs that are subject to AB 2588 and SCAQMD risk assessment procedures for Rules 1401 and 1402. These rules apply to large stationary sources that are subject to AB 2588, not to short-term construction activities.

A fourth issue is that SWAPE utilizes incorrect fraction of time at home ("FAH") values in their analysis. SWAPE assumes that individuals from the third trimester to age 16 will spend 100% of their time at home and cites the 2015 OEHHA Guidance Manual for this assumption. However, the 2015 OEHHA Guidance Manual actually recommends FAH values of 0.85 for individuals between the third trimester and two years of age and 0.72 for individuals between two and 16. Therefore, SWAPE's analysis is not even consistent with the recommendations of the 2015 OEHHA Guidance Manual it cites in support of its analysis.

Overall, SWAPE's flawed analysis is not substantial evidence in support of their claim that the Project would result in significant health risks to surrounding receptors.

### **Response to Comment 25**

The commenter asserts that because the Project would result in a significant air quality impact (a separate assertion made by the commenter), "a full CEQA analysis may need to be prepared to accurately evaluate the Project's environmental impacts, including the Project's potential greenhouse gas ("GHG") emissions." As discussed in Responses to Comments 18 through 24, the Project would not result in any significant air quality impacts, and no additional CEQA analysis is warranted.

### **Response to Comment 26**

The comment presents mitigation measures to reduce GHG emissions impacts. The Project would not result in any significant GHG emissions impacts, and as such, no mitigation measures are required.

## Response to Comment 27

The comment includes a disclaimer from SWAPE. However, the comment is not related to the adequacy of the Class 32 Categorical Exemption prepared for the Project. Thus, no further response is required.

## Response to Comment 28

The comment includes information about the off-gassing of formaldehyde, asserts that the Project will have a significant indoor air quality impact, and presents mitigation. It should be noted at the outset that Mr. Offermann's alleged effects of formaldehyde on the future residents of the Project would not be considered an impact under CEQA because of the California Supreme Court's holding in *California Building Industry Ass'n v. Bay Area Air Quality Mgmt. Dist.* that CEQA does not require the evaluation of the impact of the existing environment on future Project residents, unless the Project exacerbates the impact. There is no evidence that there is an existing substantial adverse formaldehyde issue at the Project Site or that the Project would exacerbate any such existing issue. For that reason alone, the entire discussion of formaldehyde impacts is irrelevant and not required under CEQA. Notwithstanding, the remainder of this response demonstrates that there is no substantial evidence supporting Mr. Offermann's claims.

Mr. Offermann claims that the Project would expose future residents to airborne cancer risks in excess of 10 per million due to formaldehyde emissions and that this would constitute a significant impact. However, Mr. Offermann provides no credible evidence that the Project will be construction with significant amounts of formaldehyde-emitting materials, cites articles with limited correlation to the Project, and makes unsupported claims regarding presumed formaldehyde levels and associated exposure.

Mr. Offermann introduces the correlation between indoor formaldehyde concentrations and cancer risk by citing the results of the 2009 California New Home Study (CNHS), which he authored. Mr. Offermann notes that in the CNHS study of "108 new homes in California," the median indoor formaldehyde concentration was 36  $\mu\text{g}/\text{m}^3$ . "Therefore," he claims, "the cancer risk of a resident living in a California home with a median indoor formaldehyde concentration of 36  $\mu\text{g}/\text{m}^3$ , is 180 per million as a result of formaldehyde alone." However, no such sweeping conclusion can be supported by the results of the CNHS study, because the study's research was limited to only 108 detached single-family homes built between 2002 and 2004. The study itself refrains from inferring such a broad conclusion, and there is no evidence or rationale supporting why such a narrowly tailored selection of study homes constructed 20 or more years ago should be – or could be – broadly representative of statewide conditions. Moreover, as discussed below, any homes built between 2002 and 2004 were not subject to the state's most current regulations to limit formaldehyde emissions from wood products promulgated by CARB, making Mr. Offermann's conclusion even more specious.

Mr. Offermann then engages in a series of inaccurate statements and unfounded speculation in his process of surmising the Project's indoor formaldehyde concentration and the alleged risk it may pose to future Project residents. Fundamental to Mr. Offermann's claims is a 200 paper by Singer et al.<sup>8</sup> that presents the methodology and results of the Healthy Efficient New Gas Home (HENGH) study. Mr. Offermann is credited as a co-author of this paper. The discussion below explains why each step in Mr. Offermann's analysis is variously misguided and erroneous, unsupported by neither fact nor the HENGH study.

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<sup>8</sup> Singer, B.C., Chan, W.R., Kim, Y., Offermann, F.J., and Walker I.S. 2020. Indoor Air Quality in California Homes with Code-Required Mechanical Ventilation. *Indoor Air*, Vol 30, Issue 5, 885-899.

Mr. Offermann begins by mischaracterizing critical details of the HENGH study, inaccurately stating the study “found that median indoor formaldehyde in new homes built after 2009 with CARB Phase 2 Formaldehyde ATCM materials had...median indoor concentrations of 22.4  $\mu\text{g}/\text{m}^3$  (18.2 ppb).” This is incorrect: though the study did find that its 70 sample homes had a median indoor formaldehyde concentration of 18.2 ppb, the study offers no evidence, nor does it explicitly express or infer, that sampled homes were built with CARB Phase 2 ATCM materials. Specifically, while the HENGH study assessed 70 sample homes that were built between 2011 and 2017, the final Phase 2 ATCM rules did not go into effect until January 2014. Thus, not all sampled homes were built after the final Phase 2 ATCM rules went into effect, and it is even possible that some homes built after January 2014 were constructed of materials that were purchased prior to this deadline. Therefore, contrary to Mr. Offermann’s statement, the HENGH study does not establish – nor could it establish – that median indoor formaldehyde concentrations in new homes built with CARB Phase 2 ATCM materials are 22.4  $\mu\text{g}/\text{m}^3$  or 18.2 ppb.

Next, Mr. Offermann further embellishes his interpretation of the HENGH study results by applying what he terms a “correction” to the study’s 22.4  $\mu\text{g}/\text{m}^3$  (18.2 ppb) median indoor formaldehyde concentration finding, thereby obtaining a “true” median indoor formaldehyde concentration of 24.1  $\mu\text{g}/\text{m}^3$ . He explains this “correction” by stating that “formaldehyde concentrations in the HENGH study were measured with passive samplers, which were estimated to under-measure the true indoor formaldehyde concentrations by approximately 7.5%.” Upon reviewing the HENGH study itself, the authors note that Offermann (this same commenter) and another co-author “have shown that sampling rates for...passive monitors start to drop sharply when air velocity falls below about 75 [centimeters per minute].” However, the HENGH study subsequently acknowledges other household research that reports how “such low air velocities were infrequent.” The authors of the HENGH study then reason that “it is possible that sampling rates could have been lower than the assumed standard values at some times in some homes,” but concede that the HENGH study “did not measure velocities around the passive samplers” or “verify measured concentrations with pumped samples.” Thus, by the study’s own admission, there is no evidence that low air velocities were ever a factor during the passive sampling of indoor formaldehyde levels. Contrary to Mr. Offerman’s current comment, the consideration or application of a 7.5% “correction” is not evident anywhere in the paper by Singer et al. Where the paper reports its findings, it reports an 18.2 ppb figure that correlates with Mr. Offermann’s original 22.4  $\mu\text{g}/\text{m}^3$  figure – not his “corrected” 24.1  $\mu\text{g}/\text{m}^3$  figure (Exhibit 1).

### Exhibit 1

**Table 3. Time-averaged pollutant concentrations in California homes built 2011-2017 (HENGH, current study) and 2002-2005 (CNHS, Offermann, 2009).**

Location	HCHO (ppb)		PM <sub>2.5</sub> ( $\mu\text{g}/\text{m}^3$ )		NO <sub>2</sub> (ppb)		CO <sub>2</sub> (ppm)	
	HENGH	CNHS <sup>1</sup>	HENGH	CNHS <sup>1</sup>	HENGH	CNHS <sup>1</sup>	HENGH	CNHS <sup>2</sup>
Indoor	N=68	N=105	N=67	N=28	N=66	N=29	N=69	N=107
Mean	19.8	35.0	7.5	13.4	5.8	5.2	620	610
Median	18.2	29.3	4.8	10.5	4.5	1.6	608	564
10 <sup>th</sup> -90 <sup>th</sup>	13-28	11-70	1.6-16	6.0-31	1.1-12	1.4-12	481-770	405-890
Outdoor	N=66	N=39 <sup>4</sup>	N=67 <sup>3</sup>	N=11 <sup>4</sup>	N=65	N=11 <sup>4</sup>	No data	No data
Mean	2.2	1.8	9.3, 10.5	7.9	5.4	2.1		
Median	2.3	1.7	6.8, 9.7	8.7	3.6	1.5		
10 <sup>th</sup> -90 <sup>th</sup>	1.4-3.1	0.6-2.8	2.7-18.1, 5.3-16.7	5.0-10	0.1-11	1.4-1.7		



As indicated in the red box, Singer et al. reports that median formaldehyde concentrations in HENGH study homes were 18.2 ppb, which correlates with Mr. Offermann’s original 22.4  $\mu\text{g}/\text{m}^3$  concentration, not his “corrected” 24.1  $\mu\text{g}/\text{m}^3$  figure (Singer et al.)

Based on his erroneously “corrected” 24.1  $\mu\text{g}/\text{m}^3$  figure, Mr. Offermann claims “the median lifetime cancer risk is still 120 per million for homes built with CARB compliant composite wood products.” This is despite the fact that the original 22.4  $\mu\text{g}/\text{m}^3$  figure is based in part on sample homes that were built prior to CARB Phase 2 ATCM rules going into effect, as well as the fact that the “corrected” 24.1  $\mu\text{g}/\text{m}^3$  figure utilized by Mr. Offermann has no evidentiary basis.

Mr. Offermann expands on his flawed analysis when discussing the alleged impact on the Project’s future residents. He starts by saying that “residential occupants will potentially have continuous exposure (e.g., 24 hours per day, 52 weeks per year).” In other words, Mr. Offermann assumes that a Project resident will spend every second of every day within their apartment. This is clearly inaccurate. Not only is this assumption unsupported by any fact or evidence cited by Mr. Offermann, but it is also directly contradicted by evidence cited by Mr. Offermann himself, who earlier in his comment letter references the EPA’s *Exposure Factors Handbook: 2011 Edition* when stating that “occupants, on average, spend approximately ninety percent of their time indoors with the majority of this time spent at home.” Mr. Offermann’s continuous exposure assumption also contradicts “Fraction of Time At Home” (“FAH”) assumptions made by SWAPE in its separate analysis of the Project’s potential DPM impacts, which assumes a FAH value of 0.73 for adult receptors (Exhibit 2). In other words, SWAPE’s analysis, which along with Mr. Offermann’s comments is being offered in support of SAFER’s current objections, assumes that an adult receptor spends 73% of their time at home – not 100%. Therefore, Mr. Offermann’s continuous exposure assumptions for residential occupants are not even consistent with his own prior statements or his fellow experts’ assumptions.

### Exhibit 2

Exposure Assumptions for Residential Individual Cancer Risk						
Age Group	Breathing Rate (L/kg-day) <sup>25</sup>	Age Sensitivity Factor <sup>26</sup>	Exposure Duration (years)	Fraction of Time at Home <sup>27</sup>	Exposure Frequency (days/year) <sup>28</sup>	Exposure Time (hours/day)
3 <sup>rd</sup> Trimester	361	10	0.25	1	350	24
Infant (0 – 2)	1090	10	2	1	350	24
Child (2 – 16)	572	3	14	1	350	24
Adult (16 – 30)	261	1	14	0.73	350	24

Despite the numerous flaws present in SWAPE’s analysis, one aspect they get correct is the 0.73 FAH value for adult residential individuals, which is consistent with OEHHA recommendations.

Mr. Offermann then launches a flurry of speculation, claiming that because the Project “will be constructed with CARB Phase 2 Formaldehyde ATCM materials, and be ventilated with the minimum code-required amount of outdoor air, the indoor residential formaldehyde concentrations are likely similar to those concentrations observed in residences built with CARB Phase 2 Formaldehyde ATCM materials, which is a median of 24.1  $\mu\text{g}/\text{m}^3$ .” Mr. Offermann again cites Singer et al. in support of this statement. As explained

earlier, Singer et al. concedes a lack of evidence surrounding whether low air velocities were ever a factor during the HEGH study's passive sampling of indoor formaldehyde levels, and the paper's published findings report an 18.2 ppb figure which correlates with Mr. Offerman's non-"corrected" 22.4  $\mu\text{g}/\text{m}^3$  figure. The application of a 7.5% "correction" that correlates with Mr. Offerman's 24.1  $\mu\text{g}/\text{m}^3$  figure is not evident in Singer et al. Therefore, Mr. Offermann's citation referencing Singer et al. in support of this dodgy "correction" is not supportable. Furthermore, and as also explained earlier, the HENGH study addressed by Singer et al. sampled homes that were constructed several years prior to the full rollout of CARB Phase 2 formaldehyde emission standards. Singer et al. neither explicitly states nor infers that sample homes were built with CARB Phase 2 compliant materials, nor does it suggest that its formaldehyde findings should be interpreted in the manner that Mr. Offermann has undertaken. Therefore, Mr. Offermann's reasoning that the Project would contain similar indoor residential formaldehyde concentrations as HENGH study sample homes, as well as his referencing Singer et al. in support of this reasoning, is both inaccurate and unfounded.

Mr. Offermann speculates further when he states that the Project's indoor residential formaldehyde concentrations would be "likely similar" to the concentrations observed by the HENGH study because the Project "will...be ventilated with the minimum code required amount of outdoor air." Mr. Offermann demonstrates no understanding of what the "minimum code required amount of outdoor air" would be for the Project, nor does he support this allegation with any evidence. Moreover, Mr. Offermann demonstrates no understanding of what ventilation the HENGH study sample homes achieved. He fails to substantiate why the Project would have any similarity in ventilation to the 70 detached single-family homes constructed between 2011 and 2017 that were sampled as part of the HENGH study, and he fails to establish why presumably similar ventilation would even contribute to presumably similar indoor residential formaldehyde concentrations in future Project dwelling units.

Mr. Offermann's analysis hinges entirely on the assumption that the Project's dwelling units would experience similar indoor formaldehyde concentrations as HENGH study sample homes. But, as demonstrated, this assumption is wholly unsupported by fact. There are additional aspects of the HENGH study – aspects that have not been considered by Mr. Offermann at all – which further diminish its comparative value to the Project.

First, the HENGH study sample homes were occupied and therefore presumably furnished. This is a critical detail overlooked by Mr. Offermann. Formaldehyde off-gassing occurs not just from composite wood products used in building construction, but also from composite wood products used commonly in furniture construction. Tables, bed frames, dressers, sofas, chairs, and any other furniture containing composite wood products would also likely emit formaldehyde, possibly at high levels if such furniture was purchased prior to the CARB Formaldehyde ATCM or outside of California. Common indoor sources of formaldehyde also include household products such as glues, paints, caulks, pesticides, fabric softeners, and detergents. Even personal care products and cosmetics such as shampoos, soaps, hair care products, body washes, and nail polish may release formaldehyde. Moreover, many consumer products also emit VOCs that react with ozone in the air to produce formaldehyde.<sup>9</sup> Formaldehyde is also emitted as a byproduct of combustion from gas stoves. Tobacco smoke also contains formaldehyde. The HENGH study did not determine or speculate what proportion of its measured formaldehyde concentrations were resultant from building materials only. Therefore, there is no way of knowing what measured proportion of indoor formaldehyde concentrations were emitted solely by the building construction and materials used in HENGH study sample homes. This is a pivotal consideration because Mr. Offermann's analysis relies on the flawed assumption that the Project's building construction materials alone would subject future Project occupants to formaldehyde

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<sup>9</sup> CARB, Formaldehyde Online Fact Sheet. [ww.2.arb.ca.gov/resources/fact-sheets/formaldehyde](http://ww.2.arb.ca.gov/resources/fact-sheets/formaldehyde). May 1, 2020.

concentrations that are similar to those measured in the HENGH study, without acknowledging that formaldehyde emissions from the objects (i.e., composite wood furniture) and actions (i.e., use of pesticides, detergents, personal care products, smoking, or gas stoves) of HENGH study occupants would have also been captured in the measurements of the HENGH study. Formaldehyde emissions associated with the potential objects and actions of future occupants would be outside the scope of the Project's CEQA-related impacts. But by claiming that future Project occupants would experience similar indoor formaldehyde concentrations as measured in the HENGH study, Mr. Offermann puts the Project "on the hook" for an indeterminate amount of formaldehyde emissions that were caused by the objects and actions of HENGH study participants.

Second, it is worth noting that the HENGH study specifically instructed participants not to use windows and doors normally as they might do for routine ventilation (Exhibit 3). This clearly skews the study's results in favor of increased indoor formaldehyde concentrations. While such instruction may have been relevant to the purpose of the HENGH study, in real life, it is entirely unreasonable to assume that future Project residents would similarly refrain from opening their windows or doors for purposes of natural ventilation.

### Exhibit 3

3	appliance use. The participant was provided with an activity log for each day of the study and
4	asked to partake in normal household activities with the exception that windows and doors
5	should not be used for routine ventilation. Most homes were monitored for seven days, five were

*The highlighted excerpt indicates that HENGH study participants were instructed to not use windows and doors for "routine ventilation." (Singer et al.)*

Mr. Offermann then assumes that because "residential occupants inhale 20 m<sup>3</sup> of air per day," a claim that he makes without any supporting evidence, "the average 70-year lifetime formaldehyde daily dose is 482 µg/day for continuous exposure in the residences," which he equates with "a cancer risk of 120 per million." There are at least two issues with this projection (that are in addition to the myriad issues that have already been identified and discussed).

First, Mr. Offermann cites no authority in support of his assumed "70-year lifetime" exposure duration. In fact, his assumption of a "70-year lifetime" exposure duration contradicts assumptions made by SWAPE, the commenter's other expert. Despite the numerous issues present in SWAPE's own analysis, SWAPE utilized a 30-year exposure duration that is consistent with OEHHA recommendations for estimating individual cancer risks. This demonstrates, once again, how Mr. Offermann has resorted to speculative assumptions that are not supported by either OEHHA or his fellow experts.

Second, by assuming that a future Project resident would inhale 482 µg/day of formaldehyde for 70 years, Mr. Offermann overlooks the fact that emissions of formaldehyde gas from composite wood products decrease over time. This is perhaps the most serious deficiency in his analysis. The OEHHA's Proposition 65 webpage for formaldehyde notes how "the release of formaldehyde gas from composite wood decreases over time."<sup>10</sup> The U.S. Consumer Product Safety Commission also notes that for formaldehyde sources, "emissions generally decrease as the product ages."<sup>11</sup> CARB explains that "[f]or products that are made with

<sup>10</sup> OEHHA, Formaldehyde in Furniture Products. [www.P65warnings.ca.gov/sites/default/files/downloads/factsheets/formaldehyde\\_fact\\_sheet](http://www.P65warnings.ca.gov/sites/default/files/downloads/factsheets/formaldehyde_fact_sheet). June 2021.

<sup>11</sup> U.S. Consumer Product Safety Commission (CPSC), An Update on Formaldehyde. Publication 725. 2013.

formaldehyde-based resins or adhesives, rapid off-gassing of formaldehyde occurs initially when the product is made, and over time the formaldehyde emissions decrease.”<sup>12</sup> The CDC’s Agency for Toxic Substances and Disease Registry (ATSDR) states that “[m]ost formaldehyde is released from products within 2 years.”<sup>13</sup> The CDC’s ATSDR raises a particular salient point: because nearly 70% of HENGH study sample homes were two years old or newer when sampled, it suggests that these homes’ percentages of indoor formaldehyde from building materials were likely temporarily elevated at the time of the HENGH study due to the age of these homes. Over time, formaldehyde concentrations associated with these homes’ building materials would be expected to attenuate, consistent with the aforementioned OEHHA, U.S. Consumer Product Safety Commission, CARB, and CDC ATSDR guidance. But Mr. Offermann’s analysis runs contrary to this understanding of formaldehyde emissions. Without accounting for the natural decay of formaldehyde emissions over time, Mr. Offermann assumes that a resident’s exposure to indoor formaldehyde concentrations from the Project’s composite wood building materials would be exactly the same whether it is the first day or the 70<sup>th</sup> year of their occupancy – a clearly erroneous assumption.

In summary, the following is a review of the various issues associated with Mr. Offermann’s baseless claims and analysis regarding alleged formaldehyde impacts to future Project residents:

1. Contrary to statements made by Mr. Offermann, the HENGH study did not measure indoor formaldehyde concentrations in new homes built only with CARB Phase 2 Formaldehyde ACTM materials, and the study does not establish what median indoor formaldehyde concentrations for such homes might be.
2. Mr. Offermann’s proposed 7.5% “correction” to the 22.4  $\mu\text{g}/\text{m}^3$  (18.2 ppb) median indoor formaldehyde concentration finding by the HENGH study is unsupported by the HENGH study itself, and Mr. Offermann’s purported “corrected” figure is not evident anywhere in the study.
3. Mr. Offermann assumes future Project residents will spend every minute of every day in their apartments – for 70 years straight! This assumption is not consistent with his fellow experts or the OEHHA.
4. In making claims about the Project’s ventilation, Mr. Offermann demonstrates no understanding of what the Project’s ventilation would be or what the HENGH sample homes’ ventilation was. Additionally, he fails to substantiate why the Project – which proposes a multi-family mid-rise apartment complex with 271 dwelling units – would have any similarity regarding either formaldehyde concentrations or ventilation to the 70 detached single-family homes that were sampled as part of the HENGH study.
5. Mr. Offermann overlooks the fact that HENGH study sample homes were occupied and therefore presumably furnished. The HENGH study did not determine or speculate what proportion of its measured formaldehyde concentrations were resultant from building materials only. It also did not determine or speculate what proportion of concentrations were due to consumer product use, gas stove use, or tobacco smoking by sample home occupants. By assigning the median formaldehyde concentrations measured by the HENGH study to the Project, Mr. Offermann seeks to hold the Project accountable for the impact of formaldehyde emissions that are outside the scope of CEQA

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<sup>12</sup> CARB, Frequently Asked Questions for Consumers (Reducing Formaldehyde Emissions from Composite Wood Products).

<sup>13</sup> Agency for Toxic Substances and Disease Registry (ATSDR), Formaldehyde in Your Home: What You Need to Know. [atsdr.cdc.gov/formaldehyde/home/index.html](https://atsdr.cdc.gov/formaldehyde/home/index.html).

relevance (i.e., formaldehyde emissions from the objects and actions of residents – not solely those that may be directly emitted by the Project’s building materials).

6. The HENGH study specifically instructed participants to not use windows and doors normally as they might do for routine ventilation, a condition that limits the real-world applicability of the study’s findings.
7. Mr. Offermann blatantly disregards the fact that emissions of formaldehyde gas from composite wood products decrease over time.

Given these considerations, Mr. Offermann’s analysis offers no substantial evidence as to why the Project’s formaldehyde emissions would be expected to result in significant cancer risks to future Project residents. Under Public Resources Code Section 21082.2(c), “[a]rgument, speculation, unsubstantiated opinion or narrative, evidence which is clearly inaccurate or erroneous, or evidence of social or economic impacts which do not contribute to, or are not caused by, physical impacts on the environment, is not substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.” Mr. Offermann’s inferences from the HENGH study findings are not reasonable, and at times they directly contradict the explicit admissions and published results of the HENGH study itself. Mr. Offermann’s assumptions are also erroneous, and at times they directly contradict both OEHHA guidance and the assumptions of his own fellow experts. Furthermore, Mr. Offermann’s conclusion that the Project would result in significant cancer risks and that CARB ATCM regulations “do not assure healthful indoor air quality” directly contradict statements from numerous State and Federal agencies regarding formaldehyde emissions, including CARB itself. CARB states, “[f]rom a public health standpoint, the CWP regulation’s emission standards [i.e., the CARB ATCM] are set at low levels intended to protect public health.” CARB reiterates this elsewhere, stating “[t]he Composite Wood Products Regulation establishes emissions standards at levels intended to protect public health.”<sup>14</sup> The CDC ATSDR adds that “[f]ormaldehyde exposure from new products or new construction in the home would generally be much lower and would last for less time than the exposures linked to cancer. We estimated the risk of cancer from exposure to typical indoor air levels and it’s low.”<sup>15</sup>

Following Mr. Offermann’s erroneous conclusions regarding the Project’s alleged cancer risk to future residents and employees, he introduces an analysis under Appendix A of his letter as evidence that “utilization of CARB Phase 2 Formaldehyde ATCM materials will not ensure acceptable cancer risks with respect to formaldehyde emissions from composite wood projects.” However, Mr. Offermann’s Appendix A analyses do not explicitly establish a correlation between formaldehyde concentrations associated with CARB Phase 2 Formaldehyde ATCM materials and cancer risk to residents. Specifically, he does not estimate formaldehyde concentrations associated with these materials, he does not demonstrate what cancer risks would be associated with the use of these materials, and – critically – he does not identify any of his assumptions regarding exposure of residents (e.g., years of exposure, fraction of time at home, etc.). Absent these details, the Appendix A analyses lack any necessary evidence to support Mr. Offermann’s claim. And if a claim lacks evidence, then it naturally lacks substantial evidence. Further, the applicability of Mr. Offerman’s analyses to the Project is entirely speculative. In fact, he makes no attempt at connecting the conclusions of his analyses to the Project at all.

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<sup>14</sup> CARB. Facts About Flooring Made with Composite Wood Products. March 2015.

<sup>15</sup> Agency for Toxic Substances and Disease Registry (ATSDR). Formaldehyde and Your Health. February 2016.

## Response to Comment 29

The comment implies that the Project would have an indoor air quality impact due to outside air quality. As explained in the previous response, Mr. Offerman demonstrates no understanding of what the Project's ventilation would actually be. Here, Mr. Offerman's does not establish any relevance concerning his discussion of outdoor ventilation rates in homes and its implications (if any) for the Project.

Mr. Offermann then suggests that "to design the building for this Project such that interior noise levels are acceptable," an "acoustic study of the existing ambient noise levels should be conducted." Mr. Offermann demonstrates no understanding of what ambient noise levels are at the Project Site, once again demonstrating that his suggestions are complete speculation. Additionally, such a study would concern the effects of the environment on the Project (i.e., "reverse CEQA") and is not required pursuant to CEQA.

Notwithstanding these considerations, the California Building Standards Code (Cal. Code Regs., Title 24) would apply to the Project's construction and building design. Chapter 12 of the California Building Code (CBC) addresses interior environments. Section 1206 of this chapter establishes interior noise standards for dwelling units and other habitable spaces. Pursuant to Section 1206, the Project would be required to ensure that interior noise levels attributable to exterior sources do not exceed 45 dBA L<sub>dn</sub> or CNEL in any habitable room.

Section 5.507 of the California Green Building Standards Code ("CALGreen") establishes sound insulation standards for non-residential buildings and the non-residential portions of buildings. The Project would be required to abide by the Section 5.507 standards, which would apply to the Project's non-residential spaces.

Additionally, the Project would include mechanical ventilation for dwelling units and all other habitable interior spaces as required by the City's Building Code requirements.

## Response to Comment 30

The comment asserts that an assessment of the impact of PM<sub>2.5</sub> on the Project. The impact that PM<sub>2.5</sub> could have on the Project is not relevant based on *California Building Industry Ass'n v. Bay Area Air Quality Mgmt. Dist.* CEQA does not require evaluation of the impact of the existing environment on future residents of the Project unless the Project exacerbates the impact. Mr. Offermann notes "the Project is located in the South Coast Air Basin, which is a State and Federal non-attainment area for PM<sub>2.5</sub>." This is factual but not evidence that there is an existing PM<sub>2.5</sub> at the Project site, as not all source receptors areas throughout the South Coast Air Basin experience exceedances of NAAQS and CAAQS. Further, the air quality analysis in the Categorical Exemption determined that neither the Project's construction nor operations would result in emissions of PM<sub>2.5</sub> that exceed SCAQMD regional or localized thresholds, which represent the maximum emissions that would not be expected to cause or materially contribute to exceedances of Federal or State air quality standards (i.e., NAAQS and 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. In short, the Project's non-exceedance of the SCAQMD thresholds demonstrate that it would not contribute to cumulatively considerable increases in PM<sub>2.5</sub>, meaning that the Project would not exacerbate existing PM<sub>2.5</sub> conditions.

Given that there is no evidence of an existing PM<sub>2.5</sub> issue at the Project Site and that the Project would not emit quantities of PM<sub>2.5</sub> required to exacerbate any impact, Mr. Offermann's speculation regarding PM<sub>2.5</sub> levels does not provide any credible evidence of any deficiency in the Categorical Exemption and its air quality impact analysis.

### **Response to Comment 31**

The comment presents mitigation measures for alleged indoor air quality impacts on the Project. As discussed in Response to Comment 30, CEQA does not require an evaluation of impacts on the Project. Further, no significant indoor air quality impacts have been identified, and no mitigation measures are warranted.

### **Response to Comment 32**

The comment states that Wilson Ihrig reviewed the noise report prepared for the Project, summarizes the Project, and includes information about the effects of noise. However, the comment is not related to the adequacy of the Class 32 Categorical Exemption prepared for the Project. Thus, no further response is required.

### **Response to Comment 33**

The comment asserts that the baseline noise level for the noise analysis in the Class 32 Categorical Exemption was not properly established. The ambient noise measurement was conducted to characterize daytime ambient noise levels at 3821 Keystone Avenue and other residential land uses in the vicinity. These are the Project's "worst-case" receptors – they are the closest noise-sensitive receptors with the lowest ambient noise levels, meaning that the Project's noise impacts would be greatest at these receptors. Therefore, the noise measurement location was chosen with respect to these considerations. Noise measurements along Venice Boulevard were not taken because there are no noise-sensitive receptors in the immediate vicinity of the Project Site along Venice Boulevard that could reasonably be significantly impacted by the Project's noise levels. Relevantly, Wilson Ihrig also does not identify or demonstrate that there are noise-sensitive receptors along Venice Boulevard that could be significantly impacted by the Project's noise levels. Noise measurements along Venice Boulevard are therefore not necessary because they would not be relevant to any impact analysis for any sensitive receptor.

Regarding the noise measurement duration: The 15-minute duration is consistent with the Los Angeles Municipal Code (LAMC), which instructs that ambient noise levels for comparison with City noise standards shall be averaged over a period of at least 15 minutes. The noise measurement results were deemed to be an accurate representation of daytime ambient noise levels for the location, based on factors such as surrounding noise sources and conditions, time of day, and the operator's experience. Wilson Ihrig fails to provide any evidence that the results of the 15-minute noise measurement are inaccurate or uncharacteristic for the location. Therefore, their claims amount to pure speculation.

Regarding the time of the noise measurement: The ambient noise measurement was conducted during daytime hours because the Project's greatest sources of noise (with the greatest impact potential, e.g. construction activities) would occur during daytime hours. The Project would not involve any substantial sources of nighttime noise, therefore nighttime noise measurements are not necessary for impact analysis. For similar reasons, measurements (or estimates) of  $L_{dn}$  or CNEL noise levels are also not necessary.

### **Response to Comment 34**

The comment asserts that the Project's construction noise impacts could be potentially significant. The analysis discloses typical construction equipment noise levels, as well as noise levels generated by typical construction phases. The analysis also notes the key influence of LAMC Section 112.05, which requires construction to employ noise-reduction strategies such as mufflers, shields, sound barriers, or other



devices/techniques to prevent noise levels from exceeding 75 dBA at a distance of 50 feet, as technically feasible. For the Project, the analysis identifies that Section 112.05 compliance would include the use of equipment mufflers and the shielding of stationary construction equipment. Based on the Lead Agency's experience with many similar construction Projects across Los Angeles, these practices substantially reduce construction noise levels and prevent significant adverse effects. As also explained by the analysis, construction activities would be prohibited from occurring during sensitive nighttime hours, as well as Sundays and Federal holidays, based on LAMC Section 41.40 compliance, which would eliminate the potential for nighttime impacts. There are no unusual circumstances or other considerations that detract from this understanding of the Project and its potential construction noise impacts. For example, the Project would involve common construction techniques. It would not require blasting, impact pile driving, or other construction activities that generate extreme noise levels. Surrounding noise-sensitive receptors are also normal residential buildings and the noise measurement study determined that their existing daytime noise levels are typical for the urbanized area.

The FTA construction noise threshold cited by Wilson Ihrig is not adopted by the Lead Agency for assessment of the Project's construction noise impacts, and the calculations presented by Wilson Ihrig are not substantial evidence that the Project would result in a 30 dBA impact because they are based on construction noise levels without implementation of the LAMC Section 112.05 compliance techniques. As explained, LAMC Section 112.05 compliance for the Project would involve the use of shielding for construction equipment, which has not been factored into the noise levels disclosed in Table 7 and Table 8. Therefore, Wilson Ihrig's calculations, which are based on these noise levels, do not accurately represent what the Project's construction noise levels would be when considering LAMC Section 112.05 compliance.

For these reasons, preparation of an EIR for the Project is not warranted.

### **Response to Comment 35**

The comment asserts that the Project does not qualify for a Class 32 Categorical Exemption due to a significant vibration impact. There are numerous issues with Wilson Ihrig's comments on vibration:

First, there is no evidence that construction would utilize vibratory rollers instead of static rollers. Therefore, Wilson Ihrig's calculations based on vibratory rollers and subsequent claims are unfounded speculation, not substantial evidence that construction would result in significant groundborne vibration impacts.

Second, the distance from the Project Site to the footprint of the nearest residential buildings (south of the alley) is 20 feet, not 19 feet. This is a small difference, but it affects the vibration calculations.

Third, the analysis explains that groundborne vibration levels would be as high as approximately 0.089 inches per second PPV within 25 feet of an operating bulldozer, which is below the 0.10 in/sec PPV threshold. The 25-foot distance represents the distance to the main construction footprint where a bulldozer (and other construction equipment) would primarily operate. Wilson Ihrig claims that impacts would be higher on account of the shorter distance between the Project Site's southern property line and residential buildings to the south (which is 20 feet, not 19 feet as Wilson Ihrig suggests). However, Wilson Ihrig's calculations overlook key details regarding bulldozer operations and the Project Site. Bulldozers are mobile vehicles that operate by pushing dirt or demolition debris – they do not operate in a stationary manner. At a distance of 20-22 feet, groundborne vibration levels from bulldozers could be between 0.114 and 0.102 in/sec PPV. However, this distance essentially assumes that a bulldozer would be operating stationary and from atop the Project's southern property line. This is inconsistent with the understanding of how bulldozers are mobile construction vehicles, and it also disregards the fact that shielding would be installed along this property line

pursuant to LAMC Section 112.05 compliance, meaning that bulldozers could not operate from directly atop the property line (their operations would be setback behind the shielding). Therefore, the actual distances from bulldozers (and other similar large construction vehicles) are more accurately represented by the 25-foot figure utilized in the analysis. Wilson Ihrig's calculations assume an impossible and unrealistic scenario and, as a result, are not substantial evidence that significant groundborne vibration impacts would occur.

Fourth, the commercial building at 10606 Venice Boulevard is proposed to be demolished as part of the Project. Therefore – obviously – it is not a receptor to the Project's construction-related groundborne vibration impacts. This misunderstanding demonstrates Wilson Ihrig's flawed understanding of the Project's most basic facts.

### **Response to Comment 36**

The comment asserts that the noise from the Project's HVAC equipment could exceed 5 dBA. The commenter (Wilson Ihrig) fails to consider compliance LAMC 112.02, which prohibits HVAC systems and similar equipment from increasing ambient noise levels at neighboring occupied properties by more than 5 dBA. This regulatory requirement will be enforced during the Project's building permit plan check review and approval process, and compliance therewith would prevent significantly considerable noise increases of 5 dBA or more from occurring. However, given the considerations discussed in the analysis (i.e., the Project replaces existing uses with their own HVAC and other mechanical systems, is located along a major roadway with high existing noise levels, etc.) impacts are reasonably expected to be well below this regulatory limit.

Additionally, the HVAC example presented by Wilson Ihrig bears no resemblance to the types of split-system residential HVAC units that would be utilized by the Project. This factor alone discredits their calculations, but the calculations are further flawed because they assume that this rooftop-mounted equipment would be just 20 feet from neighboring receptors. Wilson Ihrig fails to understand that the Project is three-dimensional: the horizontal distance to the closest receptors is approximately 20 feet, but the alleged rooftop equipment would also be located on the 7th-story rooftop that is approximately 76 feet high. Therefore, the actual distances to neighboring two-story apartment buildings would be greater than 50 feet. Wilson Ihrig's calculations also fail to consider the fact that any rooftop equipment would be shielded with parapets, which would also reduce noise levels. Given these considerations, the calculations presented by Wilson Ihrig are speculative, erroneous, and ultimately not substantial evidence of any significant impact.

The impacts associated with the Project's HVAC equipment have been adequately assessed in the Project's Class 32 Categorical Exemption, and preparation of an EIR is not warranted.

### **Response to Comment 37**

The comment summarizes previous comments about ambient noise measurements and the Project noise impacts. The commenter is referred to Responses to Comments 32 through 37.

**ATTACHMENT C**

**Phase I Environmental Site Assessment**

# PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

## PROPERTY ASSESSED:

10646-10602 Venice Boulevard  
Los Angeles, Los Angeles County, California 90232



**RSB Project No. 2402070**  
**Report Date: February 20, 2024**

**Prepared For:**  
**Wiseman Residential**



**Your Environmental Business Partners**

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Corporate Office: 6001 Savoy Dr., Ste. 110 ● Houston, Texas 77036 ● 832.291.3473

Project Offices Nationwide

Phone: 1.800.304.6517 ● [www.rsbenvironmental.com](http://www.rsbenvironmental.com)

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February 20, 2024

Wiseman Residential

RE: Phase I Environmental Site Assessment of  
10646-10602 Venice Boulevard  
Los Angeles, Los Angeles County, California 90232

To Whom It May Concern:

Attached please find our Phase I Environmental Site Assessment (the report) for the above-mentioned asset (the Subject Property). During the survey and research, our field inspector met with agents representing the Subject Property, or agents of the owner, and reviewed the Subject Property and its history. The report was completed according to the terms and conditions authorized by you (Client and User). This report has been completed in general conformance with the ASTM Standard E1527-13 and E1527-21. The purpose of this report is to acquire environmental information, observe the general condition and maintenance status of the Subject Property, to suggest remediation and/or maintenance practices considered customary for the Subject Property to continue in its current operation, compared to properties of similar age and condition, and to identify recognized environmental conditions in connection with the Subject Property described in this report.

Reliance on the report and the information contained herein shall mean (i) the report may be relied upon by a lender to be selected by Wiseman Residential, in determining whether to make a loan evidenced by a note secured by the Subject Property (“the Mortgage Loan”); (ii) the report may be relied upon by any purchaser in determining whether to purchase the Mortgage Loan (but not the Subject Property) from that lender, or an interest in the Mortgage Loan or securities backed or secured by the Mortgage Loan, and any rating agency rating securities representing an interest in the Mortgage Loan or backed or secured by the Mortgage Loan; (iii) the report may be referred to in and included, in whole or in part, with materials offering for sale the Mortgage Loan or an interest in the Mortgage Loan or securities backed or secured by the Mortgage Loan; (iv) the report speaks only as of its date in the absence of a specific written update of the report signed and delivered by RSB Environmental.

There are no intended or unintended third-party beneficiaries to this report, except as expressly stated herein.

RSB is an independent contractor, not an employee of either the issuer or the borrower, and its compensation was not based on the findings or recommendations made in the report or on the closing of any business transaction.

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

Thank you very much for the opportunity to provide environmental consulting services to Wiseman Residential. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

A handwritten signature in blue ink that reads "Sachin Butala".

Sachin Butala, P.E.

**RSB Environmental**

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## EXECUTIVE SUMMARY

RSB Environmental (RSB) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations set forth by RSB's proposal dated February 7, 2024 for Property located at 10646-10602 Venice Boulevard, Los Angeles, Los Angeles County, California 90232 (the "Subject Property").

The Phase I Environmental Site Assessment is designed to provide Wiseman Residential with an assessment concerning environmental conditions (limited to those issues identified in the report), as they exist at the Subject Property. This assessment was conducted utilizing generally accepted ESA industry standards in general accordance with ASTM Standard E1527-13 and E1527-21, Standard Practice for Environmental Site Assessments: Phase I ESA Process.

Property Details	
Property Details	General Information
<b>Current Owner:</b>	Venice Overland LP
<b>Legal Description</b>	*TR=REGAL SQUARE*(EX OF ST)*LOTS 9, 10, 11 AND*(EX OF STS) LOT 12 BLK 3; REGAL SQUARE EX OF ST LOT 8 BLK 3; REGAL SQUARE EX OF ST LOT 7 BLK 3; REGAL SQUARE LOT COM AT MOST S COR OF LOT 6 BLK 3 TH N 32°40'15" W 100 FT TH N 55°41'25" E 50 FT TH S 32°40'15" E TO A LINE PARALLEL WITH AND DIST NW AT R/A 50 FT FROM SE LINE OF LOT 5 SD BLK TH S 55°41'25" W TO A LINE PARALLEL WITH AND DIST SW AT R/A 10 FT FROM NE LINE OF SD LOT 5 TH S 32°40'15" E TO SD SE LINE TH S 55°41'25" W TO BEG PART OF LOTS 5 AND LOT 6 BLK 3; REGAL SQUARE EX OF ST LOTS 3 AND 4 AND NE 10 FT MEASURED AT R/A TO NE LINE OF SE 50 FT MEASURED AT R/A TO SE LINE OF LOT 5 BLK 3; REGAL SQUARE EX OF ST LOT 2 BLK 3 and REGAL SQUARE EX OF ST LOT 1 BLK 3
<b>Current Use:</b>	Commercial
<b>Current Occupants:</b>	Foreign Car Repair (vacant), Gas station (vacant), Dentist office (vacant) and Smog Solutions
<b>Total # of Existing Buildings:</b>	Four (4)
<b>Total Sq. Ft. of Building:</b>	Approximately 9,521 - square feet

<b>Property Details</b>	
<b>Property Details</b>	<b>General Information</b>
<b>Date Building was built:</b>	1950, 1951, 1952, 1961, 1962, 1971 and 1976
<b>Field Assessor:</b>	Mr. Joseph Landeros
<b>Report Writer:</b>	Mr. Sachin Butala
<b>Address Provided:</b>	10646-10602 Venice Boulevard, Los Angeles, California 90232
<b>Total Acreage of Land:</b>	Approximately 0.68 - acres
<b>Tax ID #:</b>	4208-009-050, 4208-009-048, 4208-009-007, 4208-009-006, 4208-009-004, 4208-009-003 and 4208-009-045
<b>Date of Site Reconnaissance:</b>	February 12, 2024
<b>Areas/Units that were inaccessible to the RSB field assessor:</b>	None
<b>Were enough (units/offices/buildings/acres) inspected to ensure that the inspection was homogenous?</b>	Yes
<b>Did the field assessor notice any unusual odors on or from the subject site or adjoining sites during the site reconnaissance?</b>	No

**Historical Use Summary**

Based on available historical information and county records, the Subject Property was an undeveloped land until 1928. The building structure has been depicted on the subject property since 1929. The existing commercial buildings were developed on the Subject Property in phases in 1950, 1951, 1952, 1961, 1962, 1971 and 1976. Since then, the Subject Property has been used for commercial purposes.

Based on the review of the City Directory, the fire insurance maps, and the historical aerial imagery, the Subject Property has been a gas station at least from 1953 to 1970 and 1980 till the present. Any such facility is an environmental concern due to its typical usage of hazardous substances such as petroleum and hydraulic fluids and its association with underground storage tanks. Please refer section [4.1.1 Subject Property](#).

Based on the review of the City Directory, the Subject Property was an automotive repair facility with different business names over the years, at least from 1964 till the present. Any auto repair facility is an environmental concern due to its typical usage of hazardous substances such as petroleum and hydraulic fluids. During the site reconnaissance, RSB observed five (5) in-ground hydraulic hoists/ lifts beneath the service area and staining in the auto repair area. The underground hydraulic lift appeared to be inoperable during the reconnaissance. Based on the estimated period of installation, it is unlikely that the underground hydraulic lift contains PCBs. It should be noted that hydraulic system leaks frequently render elevators useless. On the basis of the unknown condition of the prior hydraulic lift, which is estimated to be around 60 years old, it is possible that the subterranean hydraulic lift systems affected the subsurface conditions of the Subject Property. This is a Recognized Environmental Condition, according to RSB (REC).

Based on the review of the City Directory, the fire insurance maps, and the historical aerial imagery, the west adjacent property had been a gas station at least from 1953 to 1970. By 1971, gas station operations appear to have ceased at the identified site. No record of the removal of Underground Storage Tanks (USTs) at the identified site was available for review. The USTs were likely installed at a time when corrosion protection and leak detection systems were minimal or non-existent. Additionally, gas station operations ceased prior to the 1984 amendment to the Solid Waste Disposal Act regarding the regulation of USTs containing petroleum and hazardous chemicals and before state regulations required sampling and analysis of soil and groundwater in the vicinity of removed or abandoned tanks. However, it should be noted that the site had been redeveloped to the existing development in 1980. Since the site was completely remodeled, it is RSB's opinion that construction of the current structure would have involved the excavation of a large amount of soil in order to install a foundation during which the former tanks present on site would have been removed and the contaminated soil might have been disposed of. Thus, RSB does not consider the historical gas station operations on the west adjacent property as an environmental concern to the subject property.

Surrounding Property	
Direction	Adjoining Site
North	Venice Boulevard followed by Hertz Car Rental (10603 Venice Boulevard; 3775 Keystone Avenue); McDonald's and Play Place-Playground (10623 Venice Boulevard)
East	Keystone Avenue followed by multi-tenant commercial property (10538, 10542, 10550 Venice Boulevard)
West	Overland Avenue followed by California Pizza Kitchen at Culver Center and Daves Hot Chicken (10704 Venice Boulevard)

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<b>Surrounding Property</b>	
<b>Direction</b>	<b>Adjoining Site</b>
South	Unnamed Road followed by Perez Family Child Care - Day care center, residential property (3819, 3821 Keystone Avenue); residential property (3820 Overland Avenue)

## Findings and Conclusions

RSB has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Standard E1527-13 and E1527-21 for the Property located at 10646-10602 Venice Boulevard, Los Angeles, Los Angeles County, California 90232, the Subject Property. Any exceptions to or deletions from this practice are described in Section 10.0 of this report.

1. This assessment has revealed the following RECs in connection with the Subject Property:

- Winall Oil Company #18, the Subject Property tenant, was identified on the State and Tribal Permitted Underground Storage Tank (UST) in the GeoTracker database with Facility ID: "FA0010204" and CERS ID: "10468900". The facility was identified with one (1) 12,000-gallon UST containing midgrade unleaded gasoline, two (2) 12,000-gallon USTs containing regular unleaded, one (1) 12,000-gallon UST containing diesel, and one (1) 12,000-gallon UST containing premium gasoline, installed in June 1997. The facility was also identified on the State and Tribal Delisted Storage Tanks database, State and Tribal California Environmental Reporting System (CERS) Tanks database, Los Angeles County - CUPA Program Records database, Los Angeles County - HMS List database, Los Angeles County - City of Los Angeles UST List database, Los Angeles County - City of Los Angeles Hazardous Materials Facilities database and EMISSIONS database. The facility was identified on the CERS Tank database as a Hazardous Waste Generator facility as a facility with an Underground Storage Tank and as a Chemical Storage Facility. RSB reached out to the California State Water Resources Control Board for details regarding the construction of the tanks and found out that all the tanks are double-walled and constructed with Steel material. Few compliance monitoring and enforcement violations were reported and compliance was achieved for all the reported violations. As of the dated report, no evidence of current or past leaks from these tanks was identified or reported. RSB was not provided with any recent tank inspection monitoring reports for review to assess the current tank condition. However, the tanks installed in 1997 are approximately 27 years old and have reached their effective useful life. It is impossible to predict when or if a release will occur. Based on the long-term association of the Subject Property with underground storage tanks, a possibility exists that if contamination did occur it can migrate and impact the subsurface conditions. This is considered as a *Recognized Environmental Condition (REC)*. Copies of the supporting documents are attached in *Appendix E*.
- Based on the review of the City Directory, the Subject Property was an automotive repair facility with different business names over the years, at least from 1964 till the present. Any auto repair facility is an environmental concern due to its typical usage of hazardous substances such as petroleum and hydraulic fluids. During the site reconnaissance, RSB observed five (5) in-ground hydraulic hoists/ lifts beneath the service area and staining in the auto repair area. The underground hydraulic lift appeared to be inoperable during the reconnaissance. Based on the estimated period of installation, it is unlikely that the underground hydraulic lift contains PCBs. It should be noted that hydraulic system leaks frequently render elevators useless. On the basis of the unknown condition of the prior hydraulic lift, which is estimated to be around 60 years old, it is possible that the subterranean hydraulic lift systems affected the subsurface conditions of the Subject Property. This is a Recognized Environmental Condition, according to RSB (REC).

## Findings and Conclusions

2. This assessment has revealed the following HRECs in connection with the Subject Property:

- Under the entity, Winall (Arco), the Subject Property was identified on the State and Tribal Historical Hazardous Substance Storage Information database, twice on the Statewide Environmental Evaluation and Planning System database, and once on the State and Tribal Historical Hazardous Substance Storage Container Information - Facility Summary database with C C: "A19-050-922", "A19-000-12108" and no. of containers listed as "18". The facility was also identified on the FINDS/FRS database, ICIS database, and HAZ GEN database. The facility was identified with two (2) 12,000-gallon USTs, two (2) 10,000-gallon USTs and two (2) 20,000-gallon USTs containing unleaded gasoline, two (2) 12,000-gallon USTs, one (1) 10,000-gallon UST and four (4) 20,000-gallon USTs containing regular gasoline and one (1) 12,000-gallon UST and three (3) 20,000-gallons USTs containing premium gasoline. RSB reached out to the California State Water Resources Control Board for details regarding the construction of the tanks and found out that all the tanks were single-walled and constructed with Carbon Steel material. The facility was identified with a leak case in April 1994 in association with the tanks mentioned above. The site of Winall #18, a gasoline service station in Culver City, was the site of one of the Charnock Investigation Sites PRP #12. In 1997, five gasoline underground storage tanks (USTs) were replaced with four new ones, resulting in 1,488 tons of contaminated soil being removed and transferred to a recycling facility in Devore, California. Analytical results from a sample collected from the tank bottom detected TPHg, benzene, and MTBE up to 17,100 mg/kg, 47.4 mg/kg, and 21.3 mg/kg, respectively. In 1998, Winall installed six groundwater monitoring wells at the site, which indicated that TPHg, benzene, and MTBE were detected up to 4,100 mg/kg, 26 mg/kg, and 67 mg/kg, respectively. Groundwater at the site has been monitored since 1998, but MTBE and TBA have not been detected since 2003. Winall operated a vapor extraction system (VES) at the site from May 2000 until June 2003, removing approximately 14,309 pounds of total petroleum hydrocarbons as gasoline (TPHg), 96 pounds of benzene, and 1,869 pounds of MTBE. The RP completed six confirmation soil borings in 2004 and found MTBE and TBA up to 9.8 mg/kg and 8.6 mg/kg, respectively. Due to the presence of residual TPHg, MTBE, and tertiary butyl alcohol (TBA) concentrations in confirmation soil samples, Winall resumed the VES operation from March 2007 to December 2007, removing an additional 75.5 pounds of TPHg, 0.5 pounds of benzene, and 1.03 pounds of MTBE. In February 2008, Winall completed vapor rebound tests and drilled three soil borings to evaluate the effectiveness of VES cleanup in the vadose zone. The results showed a significant reduction of contaminant concentrations, with no TPHD, BTEX, MTBE, and TBA detected in groundwater since 2003. The facility received its closure with No Further Action Letter issued in April 2008. Based on the closure, RSB considers it as a *Historical Recognized Environmental Concern (HREC)*. Copies of supporting documents are attached in *Appendix E*.

3. This assessment has revealed no evidence of CRECs in connection with the Subject Property.

4. This assessment has revealed no evidence of BERs in connection with the Subject Property.

### Non-ASTM Scope Items

- Due to the age of Subject Property buildings (pre-1989), it is likely that asbestos-containing materials (ACMs) are present at the Subject Property. Overall, potential ACMs (PACMs) were observed to be in good condition. Actual material samples would need to be collected in order to determine if ACMs are present.

### De Minimis Environmental Conditions



### Findings and Conclusions

- RSB observed staining on the concrete flooring which appears from storing material on site. No floor drains, cracks, penetrations, or other potential pathways to the subsurface were identified at these locations. Based on the observed condition of the concrete flooring, this staining is considered a *de minimis* environmental condition.

### Recommendations

Based on the conclusions, RSB recommends the following:

- Based on the REC identified in connection with the subject property RSB recommends that the removal of the tanks and the underground hoist should be done according to the California EPA standards and with LAFD Abandonment Of Underground Storage Tanks - FPB Requirement No. 41.
- The PACM be managed safely under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Should renovations or demolition be required, PACMs would need to be sampled to confirm the presence and/or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.
- RSB recommends power washing the oil-stained area and adopting better workmanship in order to avoid future staining.

## PROJECT SUMMARY

### PHASE I ENVIRONMENTAL SITE ASSESSMENT SUMMARY

**Property located at**  
 10646-10602 Venice Boulevard, Los Angeles  
 Los Angeles County, California 90232

Number	Section Name	NFA	REC	CREC	HREC	OEC	BER	Comments
4.1.1	Subject Property		✓		✓			Limited subsurface investigation
4.1.2	Surrounding Properties	✓						None
4.3	Vapor Migration	✓						None
4.4	Physical Setting Sources	✓						None
5.1	Historical Research		✓					Limited subsurface investigation
6.2.1	Subject Property Reconnaissance		✓			✓		Refer section 6.2.1
6.3.1	Surrounding Property Reconnaissance	✓						None
7.1	Asbestos Containing Material (ACM)					✓		Refer section 7.1
7.2	Radon	✓						None
7.3	Lead-Based Paint (LBP)	✓						None
7.4	Mold Evaluation	✓						None
<b><i>NFA - No Further Action</i></b> <b><i>REC - Recognized Environmental Condition</i></b> <b><i>CREC - Controlled Recognized Environmental Condition</i></b> <b><i>HREC - Historical Recognized Environmental Condition</i></b> <b><i>OEC - Other Environmental Considerations</i></b> <b><i>BER - Business Environmental Risk</i></b>								

## 1.0 INTRODUCTION

RSB Environmental (RSB) was retained by Wiseman Residential (Client) to conduct a Phase I Environmental Site Assessment (ESA) of property located at 10646-10602 Venice Boulevard, Los Angeles, Los Angeles County, California 90232 (the Subject Property). The protocol used for this assessment is in general conformance with ASTM Standard E1527-13 and E1527-21, Standard Practice for Environmental Site Assessments: Phase I ESA Process.

On February 12, 2024, Mr. Joseph Landeros, a Site Inspector with RSB, conducted a site reconnaissance to assess the possible presence of petroleum products and hazardous materials at the Subject Property. RSB's investigation included a review of aerial photographs, a reconnaissance of adjacent properties, background research and a review of available local, State and Federal regulatory records regarding the presence of petroleum products and/or hazardous materials at the Subject Property.

RSB contracted Environmental Risk Information Services (ERIS) to perform a computer database search for local, State and Federal regulatory records pertaining to environmental concerns for the Subject Property and properties near the Subject Property (refer to [Regulatory Records](#)).

### *1.1 Purpose*

The purpose of the ESA is to identify Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs) and Historical Recognized Environmental Conditions (HRECs) and de minimis conditions as defined by ASTM E1527-13 and E1527-21.

The term REC is defined as the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment, the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment, or the presence of hazardous substances or petroleum products in, on or at the subject property under conditions that pose a material threat of a future release to the environment.

The term CREC is defined as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

The term HREC is defined as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meets unrestricted use criteria established by the applicable regulatory authority or authorities, without subjecting the property to any controls.

The term de minimis condition is defined as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not RECs or CRECs.”

The term Business Environmental Risk (BER) is defined as a risk that can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated as defined by ASTM.

This Phase I ESA was also performed to permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the landowner liability protections, or “LLPs”). ASTM Standard E1527-13 and E1527-21 constitute “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice as defined at 42 U.S.C. §9601(35) (B). RSB understands that the findings of this study will be used by the Client to evaluate a pending financial transaction in connection with the Subject Property.

## ***1.2 Scope of Work***

The scope of work for this Phase I ESA is in general accordance with the requirements of ASTM Standard E1527-13 and E1527-21. RSB warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting a Phase I ESA of a property for the purpose of identifying RECs. No other warranties are implied or expressed.

Additionally, RSB addressed certain ASTM non-scope considerations. These non-scope considerations include asbestos-containing materials (ACM), radon, lead-based paint (LBP), microbial growth, and flood zones.

## 2.0 SITE DESCRIPTION

### 2.1 Ownership and Location

According to the Los Angeles County Assessor's Office, the Subject Property is currently owned by Venice Overland LP.

The Subject Property is located at 10646-10602 Venice Boulevard, Los Angeles, Los Angeles County, California 90232. The Subject Property includes five (5) rectangular and two (2) irregular shaped parcels, identified by the Los Angeles County Assessor's Office as 4208-009-050, 4208-009-048, 4208-009-007, 4208-009-006, 4208-009-004, 4208-009-003 and 4208-009-045 totaling approximately 0.68 acres. The Subject Property is located on the southeast corner of the intersection of Venice Boulevard and Overland Avenue. *Figure 1* - Location Map depicts the location of the Subject Property. *Figure 2* - Site Plan depicts the configuration of the Subject Property and adjoining properties. *Figure 3* - Topographic Map depicts the location of the Subject Property on the 2022 Beverly Hills, CA United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle.

Parcel ID	Address	Parcel Size (Acres)	Building Size (Sq. Ft.)	Year Constructed
4208-009-050	10646 Venice Boulevard	0.20	195	1976
4208-009-048	10628 Venice Boulevard	0.06	1,510	1952
4208-009-007	10626 Venice Boulevard	0.06	1,456	1951
4208-009-006	10622 Venice Boulevard	0.10	4,500	1971
4208-009-004	10610 Venice Boulevard	0.13	recently demolished	1950
4208-009-003	10606 Venice Boulevard	0.06	recently demolished	1961
4208-009-045	10602 Venice Boulevard	0.07	1,860	1962
<b>Total</b>		0.68	9,521	1950, 1951, 1952, 1961, 1962, 1971 and 1976

### 2.2 Subject Property Improvements and Current Use

The Subject Property is currently improved with four (4) buildings, of approximately 9,521 square feet (SF). Based on the information obtained from Los Angeles County Assessor's Office, the existing buildings were developed on the Subject Property in phases in 1950, 1951, 1952, 1961, 1962, 1971 and 1976. Since then the Subject Property has been used for commercial purposes.

### 2.3 *Municipal Services and Utilities*

RSB Environmental was informed by Mr. Abdul, that the following companies and municipality or authorities currently provide utility and other services to the Subject Property:

Utility	Provider
Electricity	Southern California Edison
Natural Gas	Not available
Sewer	Los Angeles Department of Water and Power
Water	Los Angeles Department of Water and Power
Solid Waste	Los Angeles Sanitation

### 2.4 *Surrounding Properties*

Property used in the vicinity of the Subject Property is primarily characterized by commercial and residential properties. No visual evidence of adverse environmental conditions was observed during the survey of the adjoining properties. The following table outlines the findings of adjoining properties to the site.

Surrounding Property	
Direction	Adjoining Site
North	Venice Boulevard followed by Hertz Car Rental (10603 Venice Boulevard; 3775 Keystone Avenue); McDonald's and Play Place-Playground (10623 Venice Boulevard)
East	Keystone Avenue followed by multi-tenant commercial property (10538, 10542, 10550 Venice Boulevard)
West	Overland Avenue followed by California Pizza Kitchen at Culver Center and Daves Hot Chicken (10704 Venice Boulevard)
South	Unnamed Road followed by Perez Family Child Care - Day care center, residential property (3819, 3821 Keystone Avenue); residential property (3820 Overland Avenue)

### 3.0 RECORDS AND MUNICIPAL INFORMATION

#### 3.1 User Provided Information

Pursuant to ASTM Standard E1527-13 and E1527-21, it is the responsibility of the User, the Owner of the Property, and the Property Owners designated Contact to ensure compliance with the All Appropriate Inquiry (AAI); innocent land owner defense. As such, RSB requested Property information from the User, the Property Owner, and the Property Owners designated Contact in the form of a Phase I ESA Questionnaire. Failure to provide the requested information may be considered a data gap. A completed Pre-Survey Questionnaire was returned to RSB.

User Provided Information		
Database	Records Identified	Findings
Title Records	No	The User did not provide RSB with any recorded land title records or lien records, filed under federal, tribal, state, or local law, for review.
Environmental Liens or Activity and Use Limitation	No	The User was not aware of any environmental liens associated with the Subject Property. In addition, the User had no knowledge of any use or activity limitations.
Specialized Knowledge	No	The User did not inform RSB of any specialized knowledge of the Subject Property that would re-late to the presence of RECs, in connection with the Subject Property or indicate that they were aware of any commonly known or reasonably ascertainable information within the local community about the Subject Property that is material to RECs in connection with the Subject Property.
Commonly Known or Reasonably Ascertainable Information	No	The User was not aware of any environmental conditions associated with the Subject Property.
Valuation Reduction for Environmental Issues	No	The User was not aware of any valuation reductions associated with the Subject Property.



User Provided Information		
Database	Records Identified	Findings
Owner, Property Manager and Occupant Information	Yes	According to the Los Angeles County Assessor's Office, the APNs for the Subject Property are 4208-009-050, 4208-009-048, 4208-009-007, 4208-009-006, 4208-009-004, 4208-009-003 and 4208-009-045. The Subject Property is currently owned by Venice Overland LP. The Subject Property is currently improved with four (4) buildings.

### 3.2 Reason for Performing Phase I ESA

The purpose of this Phase I ESA is to identify existing or potential RECs, CRECs, and/or HRECs in connection with the Subject Property. An REC, CREC, and HREC are defined under ASTM Standard E1527-13 and E1527-21.

This Phase I ESA was also performed to permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the “landowner liability protections,” or “LLPs”). ASTM Standard E1527-13 and E1527-21 constitutes all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice as defined at 42 U.S.C. §9601(35) (B). RSB understands that the findings of this study will be used by the Client to evaluate a pending financial transaction in connection with the Property.

## 4.0 ENVIRONMENTAL RECORDS

### 4.1 Standard Environmental Record Sources

Information from standard Federal and state environmental record sources was provided through Environmental Risk Information Services (ERIS). Data from governmental agency lists are updated and integrated into one database, which is updated as data is released. This integrated database also contains postal service data in order to enhance matchings for the Subject Property. Records from one government source are compared to records from another to clarify any ambiguities for the Subject Property. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the Orphans section within the ERIS report. According to the ERIS report, orphan facilities were not identified.

In addition, as recommended by ASTM Standard E1527-13 and E1527-21, the standard Federal, State, and Tribal Environmental Record sources within the ERIS report were utilized to identify potential on-site and/or off-site REC(s), CREC(s), and HREC(s). If identified, the relative listed REC(s), CREC(s), and/or HREC(s) is discussed below. A copy of the ERIS Report has been included in [Regulatory Records Appendix](#) of this report.

### Regulatory Records Review

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (mi)	Subject Property	Off-Site Properties
Federal CERCLIS	0.5	0	1
Federal CERCLIS NFRAP	0.5	0	1
Federal Delisted NPL	0.5	0	0
Federal ERNS	Property Only	0	0
Federal IC/EC	Property Only	0	0
Federal NPDES	0.5	0	0
Federal NPL	1	0	1
Federal RCRA CORRACTS	1	0	0
Federal RCRA Generators/ Non-Generators	Property and Adjoining	3	1
Federal RCRA non-CORRACTS TSD	0.5	0	10

<b>Standard Environmental Record Sources</b>	<b>Approximate Minimum Search Distance Per ASTM (mi)</b>	<b>Subject Property</b>	<b>Off-Site Properties</b>
State and Tribal Brownfield Sites	0.5	0	0
State and Tribal Hazardous Waste Sites (CERLCIS Equivalent)	0.5	0	4
State and Tribal Hazardous Waste Sites (NPL Equivalent)	0.5	0	0
State and Tribal Landfill and/or Solid Waste Disposal Sites	0.5	0	1
State and Tribal Construction and Demolition Debris Recyclers	0.5	0	1
State and Tribal Leaking Tanks	0.5	1	9
State and Tribal Registered UST and AST	Property and Adjoining	3	0
State and Tribal Historical Hazardous Substance Storage Information	0.25	1	4
Statewide Environmental Evaluation and Planning System	0.25	2	11
State and Tribal Historical Hazardous Substance Storage Container Information - Facility Summary	0.25	1	4
State and Tribal CALSITES	0.5	0	1
State and Tribal Voluntary Cleanup	0.5	0	0
Los Angeles County - Solid Waste Sites	0.5	0	1
Los Angeles County - CUPA Program Records	0.25	3	35

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (mi)	Subject Property	Off-Site Properties
Los Angeles County - HMS List	0.25	1	19
Los Angeles County - City of Los Angeles UST List	0.25	1	18
Los Angeles County - City of Los Angeles Hazardous Materials Facilities	0.12	2	6
Additional Environmental Records (FINDS/FRS, ICIS, HAZNET, HAZ GEN, CERS HAZ, DELISTED HAZ, EMISSIONS)	Property and Adjoining	16	7

#### 4.1.1 Subject Property

Company Build Inc., the Subject Property tenant, was identified on the Federal RCRA Non-Generator database with EPA Handler ID: "CAC003168737". The facility was also identified on the FINDS/FRS database. No compliance monitoring and enforcement violations were reported as of October 2023. Based on the lack of reported violations the identified listings are unlikely to be considered as an environmental concern.

Under the entity, Winall (Arco), the Subject Property was identified on the State and Tribal Historical Hazardous Substance Storage Information database, twice on the Statewide Environmental Evaluation and Planning System database, and once on the State and Tribal Historical Hazardous Substance Storage Container Information - Facility Summary database with C C: "A19-050-922", "A19-000-12108" and no. of containers listed as "18". The facility was also identified on the FINDS/FRS database, ICIS database, and HAZ GEN database. The facility was identified with two (2) 12,000-gallon USTs, two (2) 10,000-gallon USTs and two (2) 20,000-gallon USTs containing unleaded gasoline, two (2) 12,000-gallon USTs, one (1) 10,000-gallon UST and four (4) 20,000-gallon USTs containing regular gasoline, one (1) 12,000-gallon UST and three (3) 20,000-gallon USTs containing premium gasoline and one (1) 1,000-gallon UST containing diesel. RSB reached out to the California State Water Resources Control Board for details regarding the construction of the tanks and found out that all the tanks were single-walled and constructed with Carbon Steel material. The facility was identified with a leak case in April 1994 in association with the tanks mentioned above. The site of Winall #18, a gasoline service station in Culver City, was the site of one of the Charnock Investigation Sites PRP #12. In 1997, five gasoline underground storage tanks (USTS) were replaced with five new ones, resulting in 1,488 tons of contaminated soil being removed and transferred to a recycling facility in Devore, California. Analytical results from a sample collected from the tank bottom detected TPHg, benzene, and MTBE up to 17,100 mg/kg, 47.4 mg/kg, and 21.3 mg/kg, respectively. In 1998, Winall installed six groundwater monitoring wells at the site, which indicated that TPHg, benzene, and MTBE were detected up to 4,100 mg/kg, 26 mg/kg, and 67 mg/kg, respectively. Groundwater at the site has been monitored since 1998, but MTBE and

TBA have not been detected since 2003. Winall operated a vapor extraction system (VES) at the site from May 2000 until June 2003, removing approximately 14,309 pounds of total petroleum hydrocarbons as gasoline (TPHg), 96 pounds of benzene, and 1,869 pounds of MTBE. The RP completed six confirmation soil borings in 2004 and found MTBE and TBA up to 9.8 mg/kg and 8.6 mg/kg, respectively. Due to the presence of residual TPHg, MTBE, and tertiary butyl alcohol (TBA) concentrations in confirmation soil samples, Winall resumed the VES operation from March 2007 to December 2007, removing an additional 75.5 pounds of TPHg, 0.5 pounds of benzene, and 1.03 pounds of MTBE. In February 2008, Winall completed vapor rebound tests and drilled three soil borings to evaluate the effectiveness of VES cleanup in the vadose zone. The results showed a significant reduction in contaminant concentrations, with no TPHD, BTEX, MTBE, and TBA detected in groundwater since 2003. The facility received its closure with No Further Action Letter issued in April 2008. Based on the closure, RSB considers it as a *Historical Recognized Environmental Concern (HREC)*. Copies of supporting documents are attached in *Appendix E*.

Winall Oil Company #18, the Subject Property tenant, was identified on the State and Tribal Permitted Underground Storage Tank (UST) in the GeoTracker database with Facility ID: "FA0010204" and CERS ID: "10468900". The facility was identified with one (1) 12,000-gallon UST containing midgrade unleaded gasoline, two (2) 12,000-gallon USTs containing regular unleaded, one (1) 12,000-gallon UST containing diesel, and one (1) 12,000-gallon UST containing premium gasoline, installed in June 1997. The facility was also identified on the State and Tribal Delisted Storage Tanks database, State and Tribal California Environmental Reporting System (CERS) Tanks database, Los Angeles County - CUPA Program Records database, Los Angeles County - HMS List database, Los Angeles County - City of Los Angeles UST List database, Los Angeles County - City of Los Angeles Hazardous Materials Facilities database and EMISSIONS database. The facility was identified on the CERS Tank database as a Hazardous Waste Generator facility as a facility with an Underground Storage Tank and as a Chemical Storage Facility. RSB reached out to the California State Water Resources Control Board for details regarding the construction of the tanks and found out that all the tanks are double-walled and constructed with Steel material. Few compliance monitoring and enforcement violations were reported and compliance was achieved for all the reported violations. As of the dated report, no evidence of current or past leaks from these tanks was identified or reported. RSB was not provided with any recent tank inspection monitoring reports for review to assess the current tank condition. However, the tanks installed in 1997 are approximately 27 years old and have reached their effective useful life. It is impossible to predict when or if a release will occur. Based on the long-term association of the Subject Property with underground storage tanks, a possibility exists that if contamination did occur it can migrate and impact the subsurface conditions. This is considered as a *Recognized Environmental Condition (REC)*. Copies of the supporting documents are attached in *Appendix E*.

The same facility was also identified on the Federal RCRA Non-Generator database with EPA Handler ID: "CAL000284190". The facility was also identified on the FINDS/FRS database and HAZ GEN database. No compliance monitoring and enforcement violations were reported as of October 2023. Based on the lack of reported violations the identified listings are unlikely to be considered as an environmental concern.

Under the entity, Economy Environmental Inc, the Subject Property tenant, was identified on the HAZNET database and HAZ GEN database with EPA IDs: "CAC002555393" and "CAC002559840" respectively. As per the California Department of Toxic Substances Control Board, the current regulatory status of the identified listings is inactive. No violations were identified on the environmental records associated with these listings. Hence, based on the lack of reported violations and current regulatory status, it is unlikely to consider the identified listings as an environmental concern. A copy of the supporting document is attached in *Appendix E*.

E & J Foreign Cars, the Subject Property tenant, was identified on the Federal RCRA Non-Generator database with EPA Handler ID: "CAL000343487". The facility was also identified on the Los Angeles County - CUPA Program Records database, FINDS/FRS database, twice on the HAZNET database, and once on the CERS HAZ database. The facility was identified on the CERS HAZ database as a Hazardous

Waste Generator facility. Few compliance monitoring and enforcement violations were reported as of October 2023. However, compliance was achieved for all the reported violations. Based on the compliance status of reported violations the identified listings are unlikely to be considered as an environmental concern.

Under the entity, Parades Auto Repair, the Subject Property tenant, was identified on the Los Angeles County - CUPA Program Records database, Los Angeles County - City of Los Angeles Hazardous Materials Facilities database, FINDS/FRS database, and HAZ GEN database. No violations were identified on the environmental records associated with these listings. Based on the lack of reported violations, it is unlikely to consider the identified listings as an environmental concern to the Subject Property.

G & R Rent A Car, the Subject Property tenant, was identified on the HAZNET database with EPA ID: "CAL000249219". As per the California Department of Toxic Substances Control Board, the current regulatory status of the identified listing is inactive. No violations were identified on the environmental records associated with this listing. Hence, based on the lack of reported violations and current regulatory status, it is unlikely to consider the identified listing as an environmental concern. A copy of the supporting document is attached in *Appendix E*.

#### **4.1.2 Surrounding Properties**

##### ***Federal SEMS Archive, CERCLIS & CERCLIS NFRAP***

One (1) site was identified on the Federal SEMS Archive database on the environmental records reviewed. The same site was also identified on the Federal CERCLIS database and the Federal CERCLIS NFRAP database. The identified site is located more than 0.40 miles and downgradient from the subject property. Based on the distance, presumed hydrogeologic gradient, and separation due to urban development, it is unlikely to consider the identified site to represent a significant environmental concern to the subject property.

##### ***Federal RCRA non-CORRACTS TSD Facilities***

10 sites were identified on the Federal RCRA non-CORRACTS TSD Facilities database on the environmental records reviewed. The identified sites are located more than 0.10 miles or downgradient from the subject property. Based on the distance, presumed hydrogeologic gradient, and separation due to urban development, it is unlikely to consider the identified sites to represent a significant environmental concern to the subject property.

##### ***Federal RCRA Generator/Non-Generator***

Four (4) sites including the Subject Property were identified on the Federal RCRA Generator/Non-Generator database on the environmental records reviewed. The Subject Property details are listed above. The remaining site is listed below:

West Los Angeles Imported Cars Inc. located at 10603 Venice Boulevard - 0.02 miles - North - upgradient from the Subject Property was identified on the Federal RCRA Generator database with EPA Handler ID: "CAD982410011" and generator type by amount listed as "SQG - Small Quantity Generator". No compliance monitoring and enforcement violations were reported as of October 2023. Based on the lack of reported violations the identified listing is unlikely to be considered as an environmental concern.

***State and Tribal EnviroStor (State Equivalent CERCLIS)***

Four (4) sites were identified on the State and Tribal EnviroStor (State Equivalent CERCLIS) database on the environmental records reviewed. The identified sites are located more than 0.40 miles or downgradient from the subject property. Based on the distance, presumed hydrogeologic gradient and separation due to urban development, it is unlikely to consider the identified sites to represent a significant environmental concern to the subject property.

***State and Tribal Solid Waste Information System (SWIS)***

One (1) site was identified on the State and Tribal Solid Waste Information System (SWIS) database on the environmental records reviewed. The identified site is located more than 0.25 miles and downgradient from the subject property. Based on the distance, presumed hydrogeologic gradient and separation due to urban development, it is unlikely to consider the identified site to represent a significant environmental concern to the subject property.

***State and Tribal Construction and Demolition Debris Recyclers***

One (1) site was identified on the State and Tribal Construction and Demolition Debris Recyclers database on the environmental records reviewed. The identified site is located more than 0.10 miles and downgradient from the subject property. Based on the distance, presumed hydrogeologic gradient and separation due to urban development, it is unlikely to consider the identified site to represent a significant environmental concern to the subject property.

***State and Tribal Leaking Underground Fuel Tank Reports (LPST)***

Nine (9) sites including the Subject Property were identified on State and Tribal Leaking Underground Fuel Tank Reports database on the environmental records reviewed. The Subject Property details are listed above. Seven (7) sites are located more than 0.10 miles or downgradient from the subject property. Based on the distance, presumed hydrogeologic gradient, and separation due to urban development, it is unlikely to consider these sites to represent a significant environmental concern to the subject property. The remaining site is listed below:

	<b>Details</b>
<b>Site name and location</b>	Goodyear Tire & Rubber located at 10704 Venice Boulevard
<b>Distance/ Direction/ Gradient</b>	0.02 miles - Southwest - Down-gradient
<b>Global ID</b>	T0603704756
<b>Capacity/ Contents</b>	Aviation fuel
<b>Year identified</b>	April 1996



	Details
<b>Comments</b>	Goodyear Tire & Rubber consisting of aviation fuel was identified on the State and Tribal Leaking Underground Fuel Tank Reports database with Global ID: "T0603704756" in April 1996. The leak case was identified with minor soil contamination. The site was also identified on the Los Angeles County - CUPA Program Records database and FINDS/FRS database. RSB reached out to the California State Water Resources Control Board for details regarding further cleanup action documents but was not provided with any conclusive documentation as of the dated report. The site received closure with No Further Action Letter issued in April 1996. Based on the closure, media contamination, distance, presumed hydrogeologic gradient, and separation due to the roadway, it is unlikely to consider the identified site as an environmental concern to the subject property. A copy of the supporting document is attached in <i>Appendix E</i> .

***State and Tribal (HHSS/ UST SWEEPS/ HIST TANK)***

Five (5) sites including the subject property were identified on the State and Tribal Historical Hazardous Substance Storage Information database, 13 sites including the subject property were identified on the Statewide Environmental Evaluation and Planning System database and five (5) sites including the subject property were identified on the State and Tribal Historical Hazardous Substance Storage Container Information - Facility Summary database on the environmental records reviewed. The subject property details are listed above. 18 sites are located more than 0.05 miles or downgradient from the subject property. Based on the distance, presumed hydrogeologic gradient, and separation due to urban development, it is unlikely to consider the identified sites to represent a significant environmental concern to the subject property. The remaining site is listed below:

West Los Angeles Imported Cars Inc located at 10603 Venice Boulevard - 0.02 miles - North - upgradient from the subject property was identified on the Statewide Environmental Evaluation and Planning System database with C C: "A19-050-4420" and status is listed as "Active". As of the dated report, no evidence of past leaks from the tank was identified or reported. Based on the available information, distance, separation due to roadway, and lack of reported leak/spill, it is unlikely to consider the identified site as an environmental concern to the subject property.

***State and Tribal CALSITES***

One (1) site was identified on the State and Tribal CALSITES database on the environmental records reviewed. The identified site is located more than 0.40 miles and downgradient from the subject property. Based on the distance, presumed hydrogeologic gradient, and separation due to urban development, it is unlikely to consider the identified site to represent a significant environmental concern to the subject property.

***Los Angeles County - Solid Waste Sites***

One (1) site was identified on the Los Angeles County - Solid Waste Sites database on the environmental records reviewed. The identified site is located more than 0.25 miles and downgradient from the subject property. Based on the distance, presumed hydrogeologic gradient, and separation due to urban development, it is unlikely to consider the identified site to represent a significant environmental concern to the subject property.

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### ***Los Angeles County - CUPA Program Records***

38 sites including the subject property were identified on the Los Angeles County - CUPA Program Records database on the environmental records reviewed. The subject property details are listed above. 32 sites are located at or more than 0.05 miles or downgradient from the subject property. Based on the distance, presumed hydrogeologic gradient, and separation due to urban development, it is unlikely to consider the identified sites to represent a significant environmental concern to the subject property. One (1) site is listed in section [State and Tribal Leaking Underground Fuel Tank Reports \(LPST\)](#) and the remaining sites are listed below:

Brake Centers located at 10603 Venice Boulevard - 0.02 miles - North - upgradient from the subject property was identified on the Los Angeles County - CUPA Program Records database with Facility ID: "FA0027686". The site was also identified on the Los Angeles County - City of Los Angeles UST List database, Los Angeles County - City of Los Angeles Hazardous Materials Facilities database, and DELISTED HAZ database. No violations were identified on the environmental records associated with these listings. Based on the lack of reported violations, it is unlikely to consider the identified listings as an environmental concern to the Subject Property.

California Pizza Kitchen #312 located at 10704 Venice Boulevard - 0.02 miles - Southwest - downgradient from the subject property was identified on the Los Angeles County - CUPA Program Records database with Facility ID: "FA0050516". The site was also identified on the CERS HAZ database as a Chemical Storage Facility. No violations were identified on the environmental records associated with these listings. Based on the lack of reported violations, it is unlikely to consider the identified listings as an environmental concern to the Subject Property.

### ***Los Angeles County - HMS List***

20 sites including the Subject Property were identified on the Los Angeles County - HMS List database on the environmental records reviewed. The Subject Property details are listed above. 18 sites are located more than 0.05 miles and downgradient from the subject property. Based on the distance, presumed hydrogeologic gradient, and separation due to urban development, it is unlikely to consider the identified sites to represent a significant environmental concern to the subject property. The remaining site is listed below:

Property located at 10704 Venice Boulevard - 0.02 miles - Southwest - downgradient from the Subject Property was identified on the Los Angeles County - HMS List database with Site No: "006931". No violations were identified on the environmental records associated with this listing. Based on the lack of reported violations, it is unlikely to consider the identified listing as an environmental concern to the Subject Property.

### ***Los Angeles County - City of Los Angeles UST List***

19 sites including the Subject Property were identified on the Los Angeles County - City of Los Angeles UST List database on the environmental records reviewed. The Subject Property details are listed above. 16 sites are located not in the close proximity or downgradient from the subject property. Based on the distance, presumed hydrogeologic gradient, and separation due to urban development, it is unlikely to consider the identified sites to represent a significant environmental concern to the subject property. One (1) site is listed in section [Los Angeles County - CUPA Program Records](#) and the remaining site is listed below:

Property located at 10627 Venice Boulevard - 0.02 miles - West-northwest - upgradient from the Subject Property was identified on the Los Angeles County - City of Los Angeles UST List database. As of the dated report, no evidence of past leaks from the tank was identified or reported. Based on the available information, distance, separation due to roadway, and lack of reported leak/spill, it is unlikely to consider the identified site is an environmental concern to the subject property.

### ***Los Angeles County - City of Los Angeles Hazardous Materials Facilities***

Eight (8) sites including the Subject Property were identified on the Los Angeles County - City of Los Angeles Hazardous Materials Facilities database on the environmental records reviewed. The Subject Property details are listed above. Four (4) sites are located more than 0.05 miles or downgradient from the subject property. Based on the distance, presumed hydrogeologic gradient, and separation due to urban development, it is unlikely to consider the identified sites to represent a significant environmental concern to the subject property. One (1) site is listed in section [Los Angeles County - CUPA Program Records](#) and the remaining site is listed below:

McDonald's #5760 located at 10623 Venice Boulevard - 0.05 miles - Northwest - upgradient from the Subject Property was identified on the Los Angeles County - City of Los Angeles Hazardous Materials Facilities database with Facility ID: "FA0040100". The site was also identified on the CERS HAZ database as a Chemical Storage Facility. Few compliance monitoring and enforcement violations were reported. However, compliance was achieved for all the reported violations. Based on the compliance status of reported violations the identified listings are unlikely to be considered as an environmental concern.

### ***Additional Environmental Records***

Sayegh Tire Inc IV located at 10704 Venice Boulevard - 0.02 miles - Southwest - downgradient from the subject property was identified on the HAZ GEN database with Epa ID: "CAL000065746". No violations were identified on the environmental records associated with this listing. As per the California Department of Toxic Substances Control Board, the current regulatory status of the identified listing is inactive. Hence based on the lack of reported violations and current regulatory status, it is unlikely to consider the identified listing as an environmental concern. A copy of the supporting document is attached in *Appendix E*.

Culver Center Partners located at 10704 Venice Boulevard - 0.02 miles - Southwest - downgradient from the subject property was identified on the HAZ GEN database with Epa ID: "CAC002585295". No violations were identified on the environmental records associated with this listing. As per the California Department of Toxic Substances Control Board, the current regulatory status of the identified listing is inactive. Hence based on the lack of reported violations and current regulatory status, it is unlikely to consider the identified listing as an environmental concern. A copy of the supporting document is attached in *Appendix E*.

West Los Angeles Imported Cars Inc. located at 10603 Venice Boulevard - 0.02 miles - North - upgradient from the subject property was identified on the EMISSIONS database with Facility ID: "54823". No violations were identified on the environmental records associated with this listing. Based on the lack of reported violations, it is unlikely to consider the identified listing as an environmental concern to the Subject Property.

***Unplottable Sites***

The environmental records search sometimes includes a list of “unplottable” or “orphan” sites which may or may not be located within the minimum search distances. Unplottable sites were not identified during the review of environmental sources.

***4.2 Environmental Record from Government Agencies***

In addition, to the information requested and discussed from the agencies listed below, RSB also requested information on the presence of activity and use limitations (AULs) on the Property from these agencies. As defined by ASTM Standard E1527-13 and E1527-21, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the Property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the Subject Property.

Agency Contacted	Date of Information Request
California Environmental Protection Agency	February 8, 2024
City of Los Angeles Clerk's Office	February 8, 2024
Los Angeles County Registrar-Recorder/County Clerk's Office	February 8, 2024

As a part of this assessment, a Freedom of Information Act (FOIA) request was submitted to local and state municipal agencies to obtain historical records, property use, or any open violations regarding the subject property. As of February 20, 2024, RSB has not received a response to this inquiry. Upon receipt of the agency response, if the provided information has a material effect on the findings of this report, RSB will forward this information as an addendum to this report. If no response is received, or no material information is identified, our report will not be modified.

***4.3 Vapor Migration***

RSB reviewed reasonably ascertainable information for the subject and nearby properties, including a regulatory database, files for nearby release sites, and/or historical documentation, to determine if potential vapor-phase migration concerns may be present which could impact the subject property.

RSB did not identify significant on-site concerns and/or regulated listings from nearby sites which suggests that a vapor-phase migration concern currently exists at the subject property.

This vapor migration screening was conducted in accordance with ASTM E1527-13 and E1527-21, and is not intended to satisfy the requirements of ASTM E2600-15. The scope of this screening was limited to visual observations and review of the environmental database report and did not include the collection and laboratory analysis of air samples to confirm or refute the presence of airborne contaminants by vapor intrusion.

**4.4 Physical Setting Sources**

**4.4.1 Topography**

The United States Geological Survey (USGS), Beverly Hills, CA Quadrangle 7.5-minute series topographic map was reviewed for this ESA. This map was published by the USGS in 2022. Based on a review of the topographic map, the Subject Property is located approximately 84 feet above mean sea level (MSL). The contour lines also indicate that the Subject Property is sloping towards south.

**4.4.2 Soils/Geology**

According to the Soil Survey of Los Angeles County, California provided by the United States Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS) at their website: [www.websoilsurvey.nrcs.usda.gov](http://www.websoilsurvey.nrcs.usda.gov). The soils beneath the Subject Property is composed of the following soils:

Urban land-Anthraltic Xerorthents, loamy substratum-Grommet complex, 0 to 5 percent slopes, classified as well-drained and identified on the Hydrologic Soil Group C, soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

The geology of the Subject Property is summarized in the following table:

Source	Geology
ERIS	Based on USGS information, the geology consists of Quaternary alluvium and marine deposits from the Pliocene to the Holocene series era. The primary rock type is alluvium and the secondary rock type is terrace.

**4.4.3 Hydrology**

Information specific to the Subject Property regarding the depth to groundwater and direction of groundwater flow was not readily available for the Subject Property. According to information obtained from the Soil Survey of Los Angeles County, California, USDA, NRCS website: [www.websoilsurvey.nrcs.usda.gov](http://www.websoilsurvey.nrcs.usda.gov), the depth to the high groundwater table is estimated to be greater than 6 feet below the ground surface. In addition, based on local topography, groundwater in the general vicinity of the Subject Property is inferred to flow radially towards south.

The nearest surface water body is Ballona Creek located approximately 0.91 miles to the southeast of the Subject Property.

According to available information, the City of Los Angeles serves the Subject Property and/or vicinity. The Subject Property does not utilize the groundwater directly beneath the Property for domestic purposes.

#### ***4.4.4 Flood Zone Information***

A review of a Flood Insurance Rate Map, published by the Federal Emergency Management Agency, was performed. According to Panel Number 06037C1595G dated December 21, 2018, the Subject Property appears to be located within Flood Zone “Flood zone X Unshaded”. Flood zone X Unshaded, defined as areas of minimal flood hazard.

#### ***4.4.5 Oil and Gas Exploration***

According to the National Pipeline Mapping System (NPMS), the following pipeline was identified on the surrounding properties:

## 5.0 HISTORICAL INFORMATION

RSB attempted to develop a history of the previous uses of the Subject Property and surrounding area in order to help identify the likelihood of past uses having led to RECs in connection with the Subject Property. Efforts were made to identify the uses of the Subject Property back to the Subject Property's first use, or back to 1940, whichever is earlier.

The following sections summarize the findings of RSB's historical research.

### 5.1 Historical Research

The following table outlines decades of historical data reviewed as part of this assessment:

Historical Research	1850 to 1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020	NA
Aerial Photographs			✓	✓	✓	✓	✓	✓	✓	✓	✓	
Historical Topographic Maps	✓	✓		✓	✓	✓	✓	✓		✓	✓	
Sanbon Fire Insurance Maps	✓		✓	✓		✓						
City Directories		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Prior Assessment Reports												✓
Additional Historical Records												✓

### 5.2 Aerial Photographs

Available aerial photographs were reviewed utilizing NETR Online ([www.historicaerials.com](http://www.historicaerials.com)). The summary of historical images are discussed in the table below:

Aerial Photographs - Subject Property	
Year(s)	Property Description
1948	Building structure depicted
1953	Two of the existing building structures and gas station depicted
1964	Several of the existing building structures and gas station depicted



<b>Aerial Photographs - Subject Property</b>	
<b>Year(s)</b>	<b>Property Description</b>
1972	Several of the existing building structures and parking lot depicted
1980, 1985, 1989, 1991, 1992, 1993, 1994, 1995, 1996, 1997	Existing building structures and gas station depicted
1998, 1999, 2000, 2003, 2004, 2005, 2009, 2010, 2012, 2014, 2016, 2018, 2020	Existing development depicted

<b>Aerial Photographs - Surrounding Areas</b>				
<b>Year(s)</b>	<b>North</b>	<b>East</b>	<b>West</b>	<b>South</b>
1948	Building structure and railroad depicted across roadway	Undeveloped land depicted across roadway	Undeveloped land depicted across roadway	Building structure and undeveloped land depicted across roadway
1953	Building structure and parking lot depicted across roadway	Undeveloped land depicted across roadway	Gas station depicted across roadway	One of the existing building structures depicted across roadway
1964	Building structure and parking lot depicted across roadway	Existing development depicted	Gas station depicted across roadway	Portion of the existing development depicted
1972	Building structures depicted across roadway	Existing development depicted	Building structure depicted across roadway	Portion of the existing development depicted
1980, 1985	Portion of the existing development depicted across roadway	Existing development depicted	Existing development depicted	Portion of the existing development depicted
1989, 1991	Portion of the existing development depicted across roadway	Existing development depicted	Existing development depicted	Existing development depicted
1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2003, 2004, 2005, 2009, 2010, 2012, 2014, 2016, 2018, 2020	Existing development depicted	Existing development depicted	Existing development depicted	Existing development depicted

### 5.3 Historical Topographic Maps

Available topographic maps were reviewed utilizing NETR Online ([www.historicaerials.com](http://www.historicaerials.com)). The summary of historical maps are discussed in the table below:

Topographic Maps - Subject Property	
Year(s)	Property Description
1894, 1896, 1898, 1900, 1902, 1904, 1906, 1908, 1910, 1913, 1915, 1921, 1925, 1931, 1932	No structure depicted
1934	Building structure depicted
1952, 1955, 1959, 1963, 1968, 1975, 1981, 1994, 1999	Shaded to represent urban development
2012, 2015, 2018, 2022	No feature depicted

Topographic Maps - Surrounding Areas				
Year(s)	North	East	West	South
1894, 1896, 1898, 1900, 1902, 1904, 1906, 1908, 1910, 1913, 1915	No structure depicted	No structure depicted	No structure depicted	No structure depicted
1921	No structure depicted across roadway and railroad	No structure depicted	Building structure depicted across roadway	No structure depicted
1925, 1931	Building structures depicted across roadway and railroad	Building structure depicted across roadway	Building structure depicted across roadway	Building structure depicted
1932	No structure depicted across roadway	No structure depicted	Building structure depicted across roadway	No structure depicted
1934	Building structures depicted across railroad and roadway	No structure depicted across roadway	Building structure depicted across roadway	Building structures depicted
1952, 1955, 1959, 1963	Shaded to represent urban development and railroad depicted across roadway	Shaded to represent urban development	Shaded to represent urban development	Shaded to represent urban development
1968, 1975, 1981, 1994, 1999	Shaded to represent urban development	Shaded to represent urban development	Building structure depicted across roadway	Shaded to represent urban development

Topographic Maps - Surrounding Areas				
Year(s)	North	East	West	South
2012	No feature depicted across roadway	No feature depicted across roadway	No feature depicted across roadway	No feature depicted across roadway
2015, 2018, 2022	No feature depicted across roadway	No feature depicted across roadway	No feature depicted	No feature depicted across roadway

#### 5.4 Sanborn Fire Insurance Maps

Sanborn Maps were originally created for assessing fire insurance liability in urbanized areas throughout the United States. The maps include detailed records regarding town and building information in approximately 12,000 U.S. towns and cities from 1867 to 1970 and have become a valuable tool for historical researchers. From an environmental standpoint, the map collection is a useful aid in documenting historical property developments of environmental concern such as dry-cleaning facilities, gas stations, manufacturing plants, etc.

RSB reviewed the collection of Sanborn Fire insurance maps from Environmental Risk Information Services (ERIS) on February 07, 2024.

A copy of Sanborn Fire insurance maps are provided in [Historical Research Documentation](#). The following maps were reviewed:

Sanborn Fire Insurance Maps-Subject Property	
Year	Property Description
1924	Vacant lots depicted
1929	Dwelling unit with automobile garage and Vacant lots depicted
1949, 1950	Dwelling units with automobile garages, Stores and Vacant lots depicted
1970	Gas & oil station, Dwelling units with automobile garages, Offices, Auto Repair facility and Store depicted

Sanborn Fire Insurance Maps-Surrounding Properties				
Year(s)	North	East	West	South
1924	Venice Boulevard followed by Pacific Elec. Railway Cos. Right of Way beyond which is dwelling unit, vacant lots and one (1) 2" water pipeline beneath depicted	Keystone Avenue followed by vacant lots depicted	Overland Avenue followed by dwelling unit depicted	Unnamed Street with one (1) 2" water pipeline beneath followed by dwelling units and Vacant lot depicted

Sanborn Fire Insurance Maps-Surrounding Properties				
Year(s)	North	East	West	South
1929	Venice Boulevard with one (1) 6" water pipeline beneath followed by Pacific Elec. Railway Cos. Right of Way beyond which is Gas & Oil station, Battery shop, Vacant lots and Dwelling unit depicted	Keystone Avenue followed by vacant lots depicted	Overland Avenue followed by dwelling unit with automobile garage and restaurant depicted	Unnamed Street with one (1) 4" water pipeline beneath followed by dwelling units and vacant lot depicted
1949, 1950	Venice Boulevard with one (1) 6" and one (1) 8" water pipelines beneath followed by Pacific Elec. Railway Cos. Right of Way beyond which is Gas & Oil station, dwelling units, Auto repair and Stores depicted	Keystone Avenue followed by vacant lot depicted	Overland Avenue with one (1) 8" and one (1) 36" water pipelines beneath followed by no structure depicted	Unnamed Street with one (1) 4" water pipeline beneath followed by dwelling units and vacant lot depicted
1970	Venice Boulevard with one (1) 6" and one (1) 8" water pipelines beneath followed by Pacific Elec. Railway Cos. Right of Way beyond which is Commercial units with parking lot depicted	Keystone Avenue followed by Stores depicted	Overland Avenue with one (1) 14" and one (1) 36" water pipelines beneath followed by Gas & Oil station depicted	Unnamed Street with one (1) 4" water pipeline beneath followed by dwelling units and flat depicted

### 5.5 City Directories

A City Directory Abstract was provided by ERIS and reviewed for past names and businesses that were listed for the Subject Property and adjoining properties. The findings are presented in the following table, and a copy of the City Directory is provided in [Historical Research Documentation](#).

City Directories-Subject Property	
Year(s)	Property Description
1931	Address not listed

<b>City Directories-Subject Property</b>	
<b>Year(s)</b>	<b>Property Description</b>
1937	Hill R B
1949	Multiple residential tenant listed
1959-60	Multiple residential tenant listed; Taylor Ins Service Station; Tate J A Union Service Station
1964	Multiple residential tenants listed; Jerry Union Service Station, S K Automotive
1970	Multiple residential tenant listed; King R B & Associates; Marty's Union Service Station
1975	Multiple residential and commercial tenant listed
1980, 1985, 1990, 1995-96, 2000-01, 2003	Multiple residential and commercial tenant listed; Winall Oil Company
2008, 2012, 2016, 2020, 2022	Multiple residential and commercial tenant listed including Shell-gasoline service station; E & J Foreign Cars

<b>City Directories-Surrounding Areas</b>	
<b>Year(s)</b>	<b>Property Description</b>
<b>North (3775 Keystone Avenue; 10603, 10623 Venice Boulevard)</b>	
1931, 1937, 1949, 1959-60, 1964, 1970, 1975	Address not listed
1980	Holiday Motor Homes; McDonald's Restaurant PLMS
1985, 1990	Address not listed
1995-96	Auto Complex Inc; McDonald's Restaurant; McDonald's Dial M
2000-01	Multiple commercial tenant listed; Schulman Joseph
2003	Brake Centers; Smog Master; Dial M McDonald's
2008	Brake Centers; Brake Masters; Smog Master; McDonald's Hamburgers
2012	Brake Centers; Smog Master
2016	Brake Centers; Smog Master; Venice Used Auto Center Inc; McDonald's
2020, 2022	Multiple commercial tenant listed including Brake Centers
<b>East (10538, 10542, 10550 Venice Boulevard)</b>	
1931, 1937, 1949, 1959-60	Address not available
1964	Osbrink Raymond H DDS; State Farm Mutual; Mijal J H
1970	Multiple commercial tenant listed; Frye Henry W

<b>City Directories-Surrounding Areas</b>	
<b>Year(s)</b>	<b>Property Description</b>
1975	Multiple residential tenant listed; State Farm Insurance Company; Massey Data Service
1980, 1985, 1990, 1995-96	Multiple commercial tenant listed
2000-01	Multiple commercial tenant listed; Best Wada
2003	Multiple residential tenant listed; Moselle Richard A DDS; La Center For Cosmetic Surgery
2008	Multiple residential tenant listed; Moselle Richard A DDS; Image Management Consultants
2012	Multiple commercial tenant listed; Richard Moselle
2016	Lovevll, Betty; Moselle, Richard A DDS
2020, 2022	Multiple commercial tenant listed
<b>West (10704 Venice Boulevard)</b>	
1931, 1937, 1949	Address not listed
1959-60	Stand stations
1964	Standard Oil Company
1970	Tezanos & Sons
1975	Address not listed
1980	Goodyear Tire & Rubber
1985, 1990, 1995-96, 2000-01, 2003	Goodyear Tire Center; Sayegh Tire Inc
2008	Multiple commercial tenant listed
2012	California Pizza Kitchen; Famima Corporation
2016, 2020, 2022	Multiple commercial tenant listed
<b>South (3819, 3821 Keystone Avenue; 3820 Overland Avenue)</b>	
1931, 1937, 1949, 1959-60	Address not listed
1964, 1970, 1975, 1980	Apartments with multiple residential tenant listed
1985, 1990, 1995-96, 2000-01, 2003, 2008	Multiple residential tenant listed
2012	Address not listed
2016, 2020, 2022	Multiple residential tenant listed

### 5.6 *Prior Assessment Reports*

RSB was not provided with prior assessment reports.

### 5.7 *Additional Historical Records*

RSB did not review other historical sources for the Subject Property based on prior use history obtained through the other standard historical sources.

### 5.8 *Interviews*

The following persons were interviewed to obtain information regarding recognized environmental conditions in connection with the Subject Property. Additionally, a Pre-Survey Questionnaire was forwarded to the designated Subject Property contact. The Pre-Survey Questionnaire has been completed and returned to our offices. The information requested in the Pre-Survey Questionnaire is intended to assist in gathering information that may be material to identifying recognized environmental conditions in connection with the Subject Property. The accompanying documentation is presented in [Other Supporting Documentation Appendix](#).

<b>Interviews</b>		
<b>Contact</b>	<b>Interview Date</b>	<b>Pertinent Information or Comments</b>
<b>Current Owner</b>		
Venice Overland LP	-	RSB requested an interview with the subject property owner; however, the subject property owner has not responded as of this report date. Based on the quality of information obtained from other sources, this limitation is not expected to alter the overall findings of this assessment.
<b>Site Contact</b>		
Mr. Abdul	February 12, 2024	Mr. Abdul was interviewed during site reconnaissance and provided general information regarding the Subject Property. He was not aware of any environmental concerns on the Subject Property.
<b>Previous Owners</b>		
-	-	RSB was unable to locate the Subject Property's former owner at the time of this assessment.
<b><i>Pertinent information from the interviews are presented in applicable sections of this report.</i></b>		



## 5.9 Historical Use Summary

### Historical Use Summary

Based on available historical information and county records, the Subject Property was an undeveloped land until 1928. The building structure has been depicted on the subject property since 1929. The existing commercial buildings were developed on the Subject Property in phases in 1950, 1951, 1952, 1961, 1962, 1971 and 1976. Since then, the Subject Property has been used for commercial purposes.

Based on the review of the City Directory, the fire insurance maps, and the historical aerial imagery, the Subject Property has been a gas station at least from 1953 to 1970 and 1980 till the present. Any such facility is an environmental concern due to its typical usage of hazardous substances such as petroleum and hydraulic fluids and its association with underground storage tanks. Please refer section [4.1.1 Subject Property](#).

Based on the review of the City Directory, the Subject Property was an automotive repair facility with different business names over the years, at least from 1964 till the present. Any auto repair facility is an environmental concern due to its typical usage of hazardous substances such as petroleum and hydraulic fluids. During the site reconnaissance, RSB observed five (5) in-ground hydraulic hoists/ lifts beneath the service area and staining in the auto repair area. The underground hydraulic lift appeared to be inoperable during the reconnaissance. Based on the estimated period of installation, it is unlikely that the underground hydraulic lift contains PCBs. It should be noted that hydraulic system leaks frequently render elevators useless. On the basis of the unknown condition of the prior hydraulic lift, which is estimated to be around 60 years old, it is possible that the subterranean hydraulic lift systems affected the subsurface conditions of the Subject Property. This is a Recognized Environmental Condition, according to RSB (REC).

Based on the review of the City Directory, the fire insurance maps, and the historical aerial imagery, the west adjacent property had been a gas station at least from 1953 to 1970. By 1971, gas station operations appear to have ceased at the identified site. No record of the removal of Underground Storage Tanks (USTs) at the identified site was available for review. The USTs were likely installed at a time when corrosion protection and leak detection systems were minimal or non-existent. Additionally, gas station operations ceased prior to the 1984 amendment to the Solid Waste Disposal Act regarding the regulation of USTs containing petroleum and hazardous chemicals and before state regulations required sampling and analysis of soil and groundwater in the vicinity of removed or abandoned tanks. However, it should be noted that the site had been redeveloped to the existing development in 1980. Since the site was completely remodeled, it is RSB's opinion that construction of the current structure would have involved the excavation of a large amount of soil in order to install a foundation during which the former tanks present on site would have been removed and the contaminated soil might have been disposed of. Thus, RSB does not consider the historical gas station operations on the west adjacent property as an environmental concern to the subject property.

## 6.0 SUBJECT PROPERTY RECONNAISSANCE

### 6.1 Methodology and Limiting Conditions

The Subject Property reconnaissance was conducted by Mr. Joseph Landeros, RSB Site Inspector, on February 12, 2024. The weather at the time of the Property visit was Fair, 67 Degree Fahrenheit.

The Subject Property reconnaissance consisted of visual and/or physical observations of the Subject Property and improvements, adjoining properties as viewed from the Subject Property boundaries, and the surrounding area based on visual observations made from adjacent public thorough-fares. Building exteriors were observed along the perimeter from the ground, unless described otherwise. Building interiors were observed as they were made safely accessible, unless described otherwise.

### 6.2 Subject Property Reconnaissance

#### 6.2.1 Subject Property Reconnaissance

Observation	Yes	No
Hazardous Substance and Petroleum Products in Connection with Identified Uses	✓	
Hazardous Substance and Petroleum Products in Connection with Unidentified Uses		✓
Drums and Containers of Unidentified Substance or Petroleum Products		✓
Aboveground and Underground Storage Tanks	✓	
Strong, Pungent or Noxious Odors		✓
Pools of Liquids		✓
Electrical or Hydraulic Equipment likely to Contain Fluids	✓	
Heating and Cooling Source		✓
Interior Stains or Corrosion other than from Water	✓	
Floor Drains, Sumps, Clarifiers and Oil/Water Separators		✓
Pits, Ponds and Lagoons		✓
Exterior Stained Soils or Pavement		✓
Stressed Vegetation		✓
Onsite Solid Waste Disposal or Unknown Fill		✓
Wastewater		✓
Wells		✓
Septic Systems and Cesspools		✓

#### *Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use/*

***Interior Stains***

<b>Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use/Interior Stains</b>				
<b>Regulated Hazardous Sub-stances/ Wastes (size/ quantity)</b>	<b>Locations</b>	<b>Operations Associ-ated with Material</b>	<b>Secondary Containment</b>	<b>Staining/ Spills</b>
Automotive chemicals, paint buckets and waste oil drums	Storage area	Onsite operations	No	No

RSB did not observe evidence of spills, staining, or leaks due to the above-mentioned substances. Based on the good condition of the above-mentioned substances, it is not expected to represent a significant environmental concern.

RSB identified several compressed gas cylinders containing oxygen and argon. The compressed gas cylinders were observed to be stored in an upright position and were secured to the concrete wall with steel chains. These materials appeared to be securely stored and properly labeled, and no evidence of significant leaks, spills or materials mismanagement was observed at the time of reconnaissance.

***Aboveground and Underground Storage Tanks (AST/UST)***

RSB observed one (1) 12,000-gallon UST containing midgrade unleaded gasoline, two (2) 12,000-gallon USTs containing regular unleaded, one (1) 12,000-gallon UST containing diesel, and one (1) 12,000-gallons UST containing premium gasoline, installed in June 1997. Please refer section [4.1.1 Subject Property](#) for further details.

***Electrical or Hydraulic Equipment likely to Contain Fluids***

RSB observed four (4) pole-mounted transformers located on the south side of the subject property. There were no signs of leak observed near transformers. Based on the observed condition of the transformers, it is unlikely to consider them as an environmental concern.

RSB observed one (1) portable air compressor located in the auto-repair area. There were no signs of a leak observed near the air compressor. Based on the observed good condition of the air compressor, it is unlikely to be considered as an environmental concern.

The Subject Property is currently equipped with one (1) 9,000-lb aboveground hydraulic lift. The hydraulic equipment associated with it appeared to be operational, and no significant staining or other evidence of a release of hydraulic fluid was observed in the vicinity of this equipment. Based on the observed good condition of the hydraulic lift, it is unlikely to be considered as an environmental concern.

RSB observed five (5) underground hydraulic hoists/ lifts beneath the service area. The hydraulic oil reservoir for the in-ground lift is positioned below grade and is therefore not visible. The underground hydraulic lift appeared to be inoperable during the reconnaissance. Based on the estimated period of installation, it is unlikely that the underground hydraulic lift contains PCBs. It should be noted that

hydraulic system leaks frequently render elevators useless. On the basis of the unknown condition of the prior hydraulic lift, which is estimated to be around 60 years old, it is possible that the subterranean hydraulic lift systems affected the subsurface conditions of the Subject Property. This is a Recognized Environmental Condition, according to RSB (REC).

***Interior Stains or Corrosion other than from Water***

RSB observed staining on the concrete flooring which appears from storing material on site. No floor drains, cracks, penetrations, or other potential pathways to the subsurface were identified at these locations. Based on the observed condition of the concrete flooring, this staining is considered a *de minimis* environmental condition.

**6.3 Surrounding Property Reconnaissance**

**6.3.1 Surrounding Property Reconnaissance**

Observation	Yes	No
Hazardous Substance and Petroleum Products in Connection with Identified Uses		✓
Hazardous Substance and Petroleum Products in Connection with Unidentified Uses		✓
Drums and Containers of Unidentified Substance or Petroleum Products		✓
Aboveground and Underground Storage Tanks		✓
Strong, Pungent or Noxious Odors		✓
Pools of Liquids		✓
Electrical or Hydraulic Equipment likely to Contain Fluids		✓
Heating and Cooling Source		✓
Interior Stains or Corrosion other than from Water		✓
Floor Drains, Sumps, Clarifiers and Oil/Water Separators		✓
Pits, Ponds and Lagoons		✓
Exterior Stained Soils or Pavement		✓
Stressed Vegetation		✓
Onsite Solid Waste Disposal or Unknown Fill		✓
Wastewater		✓
Wells		✓
Septic Systems and Cesspools		✓

## 7.0 ASTM NON-SCOPE CONSIDERATIONS

RSB also assessed the subject property for the presence of Asbestos Containing Materials (ACMs), Radon, Lead-Based Paint and Mold Evaluation.

### 7.1 *Asbestos containing Material (ACM)*

Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant. Because of its fiber strength and heat resistant properties, asbestos was used in roofing shingles, ceiling and floor tiles, insulation products, asbestos cement products, and a host of other building materials. ACM is often classified as either friable or non-friable. Friable ACM, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM can be crumbled, pulverized, or reduced to powder during machining, cutting, drilling, or other abrasive procedures. When asbestos-containing materials are damaged or disturbed by repair, remodeling or demolition activities, microscopic fibers become airborne and can be inhaled into the lungs, where they can cause significant health problems. Friable ACM is more likely to release fibers when disturbed or damaged than non-friable ACM.

RSB conducted a limited visual screening for the presence of ACM at the Subject Property. The potential for the presence of ACM was evaluated based on the age of the improvements, dates of renovation, and other relevant information. For this assessment, materials listed in the USEPA Guidance Document: Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials, which were installed prior to 1989, are suspected of containing asbestos. It should be noted that, while less likely, asbestos may still be found in current building materials, particularly non-friable products, such as sheet vinyl flooring, vinyl floor tiles, floor tile mastic, joint compound, asbestos-cement board and roofing materials.

**Findings:** Due to the age of Subject Property building (pre-1989), it is likely that asbestos containing materials (ACMs) are present at the Subject Property.

**Asbestos Assessment Performed, Commercial Property, 10602 Venice Boulevard, Culver City, CA, 90232, prepared by JLM Environmental, Lawndale, CA, dated June 2023.**

On 06/01/2023, JLM Environmental performed a comprehensive asbestos survey of suspect building materials at the subject property at the request of the owner. The scope of JLM Environmental's inspection was limited to documentation and collection of samples prior to demolition. The asbestos survey at the property was conducted by Jonathan Massey, who inspected and sampled materials within each functional space, assessing all structural/mechanical components and architectural finishes. Intrusive sampling was performed to identify concealed but potential materials that could be disturbed during demolition work. All layers of suspect building material, including those above plenums, inside soffits, or other concealed spaces, were evaluated. The physical condition, friability, accessibility, activity, and damage of suspect building materials were also assessed and documented. Suspect asbestos-containing materials were identified and classified into three ways: surfacing materials, Thermal System Insulation, and miscellaneous materials. The materials were then separated into homogeneous sampling areas, which exhibit the same characteristics of color, texture, and type of material. The samples were sampled, placed in a leak-proof container, and submitted to a laboratory accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for Asbestos Fiber Analysis. A DOSH/Cal-OSHA Certified Asbestos Consultant (CAC) was contracted to conduct clearance sampling of any disturbance, removal, or abatement of ACM/ACCM. Bulk asbestos samples were analyzed using Polarized Light Microscopy (PLM) using the EPA method (EPA/600 R-93/116) "Method for the Determination of Asbestos in Bulk Materials"

by Pinnacle Laboratory, which holds a NVLAP accreditation in Asbestos Fiber Analysis. If asbestos is detected at levels below 1%, the sample is reported as <1.0% and not quantified. If a lower limit is desired, available methods include 1000 Point Count reanalysis (for a quantification limit of 0.1%).

**Findings:** Based on Client’s scope of work, limited ACM testing was conducted. The results of the limited testing are summarized in the table below:

**Positive Sample Results:** CAL/OSHA, the SCAQMD, and the EPA regulate these materials. A State Licensed Asbestos Abatement Contractor must perform all work relating to the disturbance of the asbestos containing materials. A licensed DOSH abatement contractor, using regulated work procedures and properly accredited personnel must remove these materials. The sampled materials that exceeded the EPA level of 1% and the Cal-OSHA level 0.1% for asbestos content were:

**Table 1: Positive Sample Results**

Sample #	Location	Material	Condition	Friable	Result
AB-20	Vents/Flashings on Roof	Penetration Mastic Approx. 10 sq. ft.	Good	No	4% CH**
AB-21	Vents/Flashings on Roof	Penetration Mastic Approx. 10 sq. ft.	Good	No	4% CH
AB-22	Vents/Flashings on Roof	Penetration Mastic Approx. 10 sq. ft.	Good	No	4% CH

\*\*CH = Chrysotile Asbestos

**Negative Sample Results:** The sampled materials that did not exceed the EPA level of 1% and the Cal-OSHA level of 0.1% for asbestos content were:

**Table 2: Negative Sample Results**

Sample #	Location	Material	Condition	Friable	Result
AB-01	Bathroom – One Wall & Ceiling	Drywall Approx. 200 sq. ft.	Damaged	Yes	NAD*
AB-02	Bathroom – One Wall & Ceiling	Drywall Approx. 200 sq. ft.	Damaged	Yes	NAD
AB-03	Bathroom – One Wall & Ceiling	Drywall Approx. 200 sq. ft.	Damaged	Yes	NAD
AB-04	Bathroom – One Wall & Ceiling	Joint Compound Approx. 200 sq. ft.	Damaged	Yes	NAD
AB-05	Bathroom – One Wall & Ceiling	Joint Compound Approx. 200 sq. ft.	Damaged	Yes	NAD
AB-06	Bathroom – One Wall & Ceiling	Joint Compound Approx. 200 sq. ft.	Damaged	Yes	NAD
AB-07	Office Ceilings	Dropped-Ceiling Tiles Approx. 200 sq. ft.	Good	No	NAD



AB-08	Office Ceilings	Dropped-Ceiling Tiles Approx. 200 sq. ft.	Good	No	NAD
AB-09	Office Ceilings	Dropped-Ceiling Tiles Approx. 200 sq. ft.	Good	No	NAD
AB-10	Roofing System	Rolled Asphalt Approx. 1400 sq. ft.	Good	No	NAD
AB-11	Roofing System	Rolled Asphalt Approx. 1400 sq. ft.	Good	No	NAD
AB-12	Roofing System	Rolled Asphalt Approx. 1400 sq. ft.	Good	No	NAD
AB-13	Roofing System	Rolled Asphalt Approx. 1400 sq. ft.	Good	No	NAD
AB-14	Roofing System	Rolled Asphalt Approx. 1400 sq. ft.	Good	No	NAD
AB-15	Roofing System	Felt Underlayment Approx. 1400 sq. ft.	Good	No	NAD
AB-16	Roofing System	Felt Underlayment Approx. 1400 sq. ft.	Good	No	NAD
AB-17	Roofing System	Felt Underlayment Approx. 1400 sq. ft.	Good	No	NAD
AB-18	Roofing System	Felt Underlayment Approx. 1400 sq. ft.	Good	No	NAD
AB-19	Roofing System	Felt Underlayment Approx. 1400 sq. ft.	Good	No	NAD

\*NAD = No Asbestos Detected

Based on the findings of the asbestos sampling, RSB identified three samples (AB-20, AB-21, AB-22) with 4% CH (Chrysotile Asbestos).

## 7.2 Radon

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of radioactive materials potentially present in bedrock and soil. The USEPA guidance action level for annual residential exposure to radon is 4.0 picoCuries per liter of air (pCi/L). The guidance action level is not a regulatory requirement for private owners of commercial real estate, but is commonly used for comparison purposes to suggest whether further action at a building may be prudent.

A preliminary evaluation of the potential for concerns relating to radon was made using the USEPA Map of Radon Zones. The USEPA Map is based solely on averages in order to identify areas in the country with the potential for elevated indoor radon levels. Elevated levels of radon have been found in all radon zones. A finding that a Subject Property is located in a zone with predicted levels of radon below the USEPA action level does not mean a specific property does not have elevated levels of radon. The evaluation considered the location of the Property, previous test results, if available, type of construction and usage of the Subject Property.

**Findings:** Radon sampling was not requested as part of this assessment. According to the United States EPA, the radon zone level for the Los Angeles County is Zone 2. Zone 2 counties have a predicted average indoor radon screening level between 2 and 4pCi/L with a moderate potential for radon gas.

### 7.3 *Lead-Based Paint (LBP)*

Lead was added to paint as a pigment, to speed drying, increase durability or to resist moisture. Although lead improves paint, it was found to pose a health hazard, particularly to children under the age of six, whose bodies are still developing. A paint is considered LBP if it contains lead equal to or exceeding 1.0 milligram per square centimeter or 0.5 percent by weight, or 5,000 parts per million (ppm) by weight.

A preliminary evaluation for the presence of LBP was conducted. The evaluation was based on the age of the improvements, the extent of renovations, property usage, and past analytical testing, if available. The Consumer Product Safety Commission banned the use of lead in paint in 1978, 16 CFR 1303. Most manufacturers, however, had ceased using lead well before this time. Paint applied after 1978 is not considered suspect LBP.

A comprehensive LBP survey was not conducted as part of this assessment. Conclusions are based on observations of representative areas only. A finding that LBP is not a significant concern cannot be interpreted as the building is free of LBP.

**Findings:** Due to the non-residential use of the Subject Property building, LBP is not a concern.

### 7.4 *Mold Evaluation*

As part of this assessment, RSB performed a limited visual inspection for the conspicuous presence of suspect mold growth. A class of fungi, molds has been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments, and produce spores to reproduce, just as plants produce seeds. When mold spores land on a damp spot indoor, they may begin growing and digesting whatever they are growing on in order to survive. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting often play host to such growth. Moisture control is the key to mold control. Molds need both food and water to survive; since molds can digest most things, water is the factor that limits mold growth.

The EPA recommends the following action to prevent the amplification of mold growth in buildings:

- Fix leaky plumbing and leaks in the building envelope as soon as possible;
- Watch for condensation and wet spots. Fix source(s) of moisture problem(s) as soon as possible;

- Prevent moisture due to condensation by increasing surface temperature or reducing the moisture level in air (humidity). To increase surface temperature, insulate or increase air circulation. To reduce the moisture level in air, repair leaks, increase ventilation (if outside air is cold and dry), or dehumidify (if outdoor air is warm and humid);
- Keep heating, ventilation, and air conditioning (HVAC) drip pans clean, flowing properly, and unobstructed;
- Vent moisture-generating appliances, such as dryers, to the outside where possible;
- Maintain low indoor humidity, below 60% relative humidity (RH), ideally 30-50%, if possible;
- Perform regular building/HVAC inspections and maintenance as scheduled;
- Clean and dry wet or damp spots within 48 hours; and
- Do not let foundations stay wet. Provide drainage and slope the ground away from the foundation.

**Findings:** RSB observed the accessible interior areas of the Subject Property structure for the presence of conspicuous suspect mold or observed water intrusion or accumulation. RSB did not observe any conspicuous visual or olfactory indications of the presence of water intrusion or suspect mold growth.

This activity was not designed to discover all areas, which may be affected by mold growth on the Subject Property. Rather, it is intended to give the Client an indication as to whether or not conspicuous (based on observed areas) suspect mold growth is present at the Subject Property. This evaluation did not include a review of pipe chases, HVAC systems or areas behind enclosed walls or ceilings.

## 8.0 FINDINGS, CONCLUSION AND RECOMMENDATIONS

### 8.1 Findings and Conclusions

#### Findings and Conclusions

RSB has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Standard E1527-13 and E1527-21 for the Property located at 10646-10602 Venice Boulevard, Los Angeles, Los Angeles County, California 90232, the Subject Property. Any exceptions to or deletions from this practice are described in Section 10.0 of this report.

1. This assessment has revealed the following RECs in connection with the Subject Property:

- Winall Oil Company #18, the Subject Property tenant, was identified on the State and Tribal Permitted Underground Storage Tank (UST) in the GeoTracker database with Facility ID: "FA0010204" and CERS ID: "10468900". The facility was identified with one (1) 12,000-gallon UST containing midgrade unleaded gasoline, two (2) 12,000-gallon USTs containing regular unleaded, one (1) 12,000-gallon UST containing diesel, and one (1) 12,000-gallon UST containing premium gasoline, installed in June 1997. The facility was also identified on the State and Tribal Delisted Storage Tanks database, State and Tribal California Environmental Reporting System (CERS) Tanks database, Los Angeles County - CUPA Program Records database, Los Angeles County - HMS List database, Los Angeles County - City of Los Angeles UST List database, Los Angeles County - City of Los Angeles Hazardous Materials Facilities database and EMISSIONS database. The facility was identified on the CERS Tank database as a Hazardous Waste Generator facility as a facility with an Underground Storage Tank and as a Chemical Storage Facility. RSB reached out to the California State Water Resources Control Board for details regarding the construction of the tanks and found out that all the tanks are double-walled and constructed with Steel material. Few compliance monitoring and enforcement violations were reported and compliance was achieved for all the reported violations. As of the dated report, no evidence of current or past leaks from these tanks was identified or reported. RSB was not provided with any recent tank inspection monitoring reports for review to assess the current tank condition. However, the tanks installed in 1997 are approximately 27 years old and have reached their effective useful life. It is impossible to predict when or if a release will occur. Based on the long-term association of the Subject Property with underground storage tanks, a possibility exists that if contamination did occur it can migrate and impact the subsurface conditions. This is considered as a *Recognized Environmental Condition (REC)*. Copies of the supporting documents are attached in *Appendix E*.
- Based on the review of the City Directory, the Subject Property was an automotive repair facility with different business names over the years, at least from 1964 till the present. Any auto repair facility is an environmental concern due to its typical usage of hazardous substances such as petroleum and hydraulic fluids. During the site reconnaissance, RSB observed five (5) in-ground hydraulic hoists/ lifts beneath the service area and staining in the auto repair area. The underground hydraulic lift appeared to be inoperable during the reconnaissance. Based on the estimated period of installation, it is unlikely that the underground hydraulic lift contains PCBs. It should be noted that hydraulic system leaks frequently render elevators useless. On the basis of the unknown condition of the prior hydraulic lift, which is estimated to be around 60 years old, it is possible that the subterranean hydraulic lift systems affected the subsurface conditions of the Subject Property. This is a Recognized Environmental Condition, according to RSB (REC).

## Findings and Conclusions

2. This assessment has revealed the following HRECs in connection with the Subject Property:

- Under the entity, Winall (Arco), the Subject Property was identified on the State and Tribal Historical Hazardous Substance Storage Information database, twice on the Statewide Environmental Evaluation and Planning System database, and once on the State and Tribal Historical Hazardous Substance Storage Container Information - Facility Summary database with C C: "A19-050-922", "A19-000-12108" and no. of containers listed as "18". The facility was also identified on the FINDS/FRS database, ICIS database, and HAZ GEN database. The facility was identified with two (2) 12,000-gallon USTs, two (2) 10,000-gallon USTs and two (2) 20,000-gallon USTs containing unleaded gasoline, two (2) 12,000-gallon USTs, one (1) 10,000-gallon UST and four (4) 20,000-gallon USTs containing regular gasoline and one (1) 12,000-gallon UST and three (3) 20,000-gallons USTs containing premium gasoline. RSB reached out to the California State Water Resources Control Board for details regarding the construction of the tanks and found out that all the tanks were single-walled and constructed with Carbon Steel material. The facility was identified with a leak case in April 1994 in association with the tanks mentioned above. The site of Winall #18, a gasoline service station in Culver City, was the site of one of the Charnock Investigation Sites PRP #12. In 1997, five gasoline underground storage tanks (USTs) were replaced with four new ones, resulting in 1,488 tons of contaminated soil being removed and transferred to a recycling facility in Devore, California. Analytical results from a sample collected from the tank bottom detected TPHg, benzene, and MTBE up to 17,100 mg/kg, 47.4 mg/kg, and 21.3 mg/kg, respectively. In 1998, Winall installed six groundwater monitoring wells at the site, which indicated that TPHg, benzene, and MTBE were detected up to 4,100 mg/kg, 26 mg/kg, and 67 mg/kg, respectively. Groundwater at the site has been monitored since 1998, but MTBE and TBA have not been detected since 2003. Winall operated a vapor extraction system (VES) at the site from May 2000 until June 2003, removing approximately 14,309 pounds of total petroleum hydrocarbons as gasoline (TPHg), 96 pounds of benzene, and 1,869 pounds of MTBE. The RP completed six confirmation soil borings in 2004 and found MTBE and TBA up to 9.8 mg/kg and 8.6 mg/kg, respectively. Due to the presence of residual TPHg, MTBE, and tertiary butyl alcohol (TBA) concentrations in confirmation soil samples, Winall resumed the VES operation from March 2007 to December 2007, removing an additional 75.5 pounds of TPHg, 0.5 pounds of benzene, and 1.03 pounds of MTBE. In February 2008, Winall completed vapor rebound tests and drilled three soil borings to evaluate the effectiveness of VES cleanup in the vadose zone. The results showed a significant reduction of contaminant concentrations, with no TPHD, BTEX, MTBE, and TBA detected in groundwater since 2003. The facility received its closure with No Further Action Letter issued in April 2008. Based on the closure, RSB considers it as a *Historical Recognized Environmental Concern (HREC)*. Copies of supporting documents are attached in *Appendix E*.

3. This assessment has revealed no evidence of CRECs in connection with the Subject Property.

4. This assessment has revealed no evidence of BERs in connection with the Subject Property.

### Non-ASTM Scope Items

- Due to the age of Subject Property buildings (pre-1989), it is likely that asbestos-containing materials (ACMs) are present at the Subject Property. Overall, potential ACMs (PACMs) were observed to be in good condition. Actual material samples would need to be collected in order to determine if ACMs are present.

### De Minimis Environmental Conditions

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## Findings and Conclusions

- RSB observed staining on the concrete flooring which appears from storing material on site. No floor drains, cracks, penetrations, or other potential pathways to the subsurface were identified at these locations. Based on the observed condition of the concrete flooring, this staining is considered a *de minimis* environmental condition.

## 8.2 Recommendations

### Recommendations

Based on the conclusions, RSB recommends the following:

- Based on the REC identified in connection with the subject property RSB recommends that the removal of the tanks and the underground hoist should be done according to the California EPA standards and with LAFD Abandonment Of Underground Storage Tanks - FPB Requirement No. 41.
- The PACM be managed safely under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Should renovations or demolition be required, PACMs would need to be sampled to confirm the presence and/or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.
- RSB recommends power washing the oil-stained area and adopting better workmanship in order to avoid future staining.



## 9.0 REFERENCES

- American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13 and E1527-21.
- Environmental Risk Information Services (ERIS), Database Report, dated February 9, 2024.
- Environmental Risk Information Services (ERIS), Physical Setting Report, dated February 7, 2024.
- Environmental Risk Information Services (ERIS), Fire Insurance Maps, dated February 07, 2024.
- Environmental Risk Information Services (ERIS), City Directory, dated February 9, 2024.
- US Environmental Protection Agency, Map of Radon Zones ([www.epa.gov/radon/zonemap.htm](http://www.epa.gov/radon/zonemap.htm))
- Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, Community Panel Number 06037C1595G dated December 21, 2018.
- USGS - 7.5-Minute Topographic Quadrangle of Beverly Hills, CA.
- Los Angeles County Assessor website: <https://portal.assessor.lacounty.gov/mapsearch?c=-118.40607300329364,34.018718178898375,20>

## 10.0 ASSUMPTIONS, LIMITATIONS AND EXCEPTIONS

### 10.1 *Significant Assumptions*

RSB assumes the Subject Property has been correctly identified by the User, designated representative of the User, Subject Property owner or operator, and/or the designated representative of the Subject Property owner or operator. RSB assumes that the User, designated representative of the User, Subject Property owner or operator, and/or the designated representative of the Subject Property owner or operator used good faith in answering questions about and providing information for the Subject Property.

RSB assumes the direction of groundwater is consistent with the contours depicted on the United States Geological Survey (USGS) topographic map covering the Subject Property, unless otherwise specified by actual well data for the Subject Property or properties in the area, or RSB's experience and knowledge of the area.

### 10.2 *Limitations and Exceptions*

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM Standard E1527-13 and E1527-21. Specific limitations and exceptions to this ESA are more specifically set forth below:

- RSB only accessed the accessible areas of the Subject Property.
- As per the E1527-21, a Significant data gap is defined as a data gap that affects the ability of the environmental professional to identify a recognized environmental condition. No significant data gaps were identified that would affect the ability of the environmental professional to identify recognized environmental conditions in connection with the Subject Property.
- The scope of work completed was designed solely to meet the needs of RSB's Client. RSB shall not be liable for any unintended usage of this report by another party. Additionally, based on the ASTM Standard Practice, the ESA is only valid if completed within 180 days of an acquisition or the transaction necessitating the ESA, unless updated in accordance with terms outlined within the Standard Practice.
- No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a Subject Property. This ESA was designed to reduce but not eliminate uncertainty regarding the existence of such conditions in a manner that recognizes reasonable limits of time and cost. RSB has completed this ESA in accordance with generally accepted consulting practices, and makes no other warranties, either expressed or implied, as to the character and nature of such services or product.
- An ESA is intended to be a non-intrusive investigation and generally does not include sampling or testing of air, soil, water, or building materials. No destructive testing was completed and concealed areas, such as behind walls or within machinery, were not accessed.
- Information needed to complete the ESA is based on personal interviews, government records, published resources, and various historical documents. Accuracy and completeness of information varies among information sources and is often inaccurate or incomplete. An environmental professional is not required by the ASTM Standard Practice to verify independently the information provided but may rely on information provided unless the environmental professional has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained by or otherwise actually known to the environmental professional.

- RSB shall have no on-going obligation to obtain and include information that was not reasonably ascertainable, practically reviewable, or provided to RSB in a reasonable timeframe to formulate an opinion and complete the assessment by the agreed upon due date.
- An ESA includes some information that may be relevant to regulatory compliance but is not intended and shall not be construed as a compliance audit and cannot be considered a verification of regulatory compliance. Depending on its past, present or future intended use, the Subject Property under review may or may not be subject to regulation and permitting under environmental and health and safety laws, such as, but not limited to, the Clean Air Act, the Clean Water Act, the Solid Waste Disposal Act, the Occupational Safety and Health Act, and other federal, state and local regulations. RSB assumes no responsibility or liability respecting regulatory permitting or compliance issues.

## **11.0 RELIANCE**

All reports, both verbal and written, are for the benefit of Wiseman Residential and its successors and assigns. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of RSB.

Wiseman Residential may distribute the report to other parties without limitation; however, it is acknowledged that the report provided to third parties is for informational purposes only. RSB will issue a reliance letter if requested.

# **Appendix A**

## **Figures**



**Figure 1: Property Location Map**

10646-10602 Venice Boulevard  
 Los Angeles, California 90232





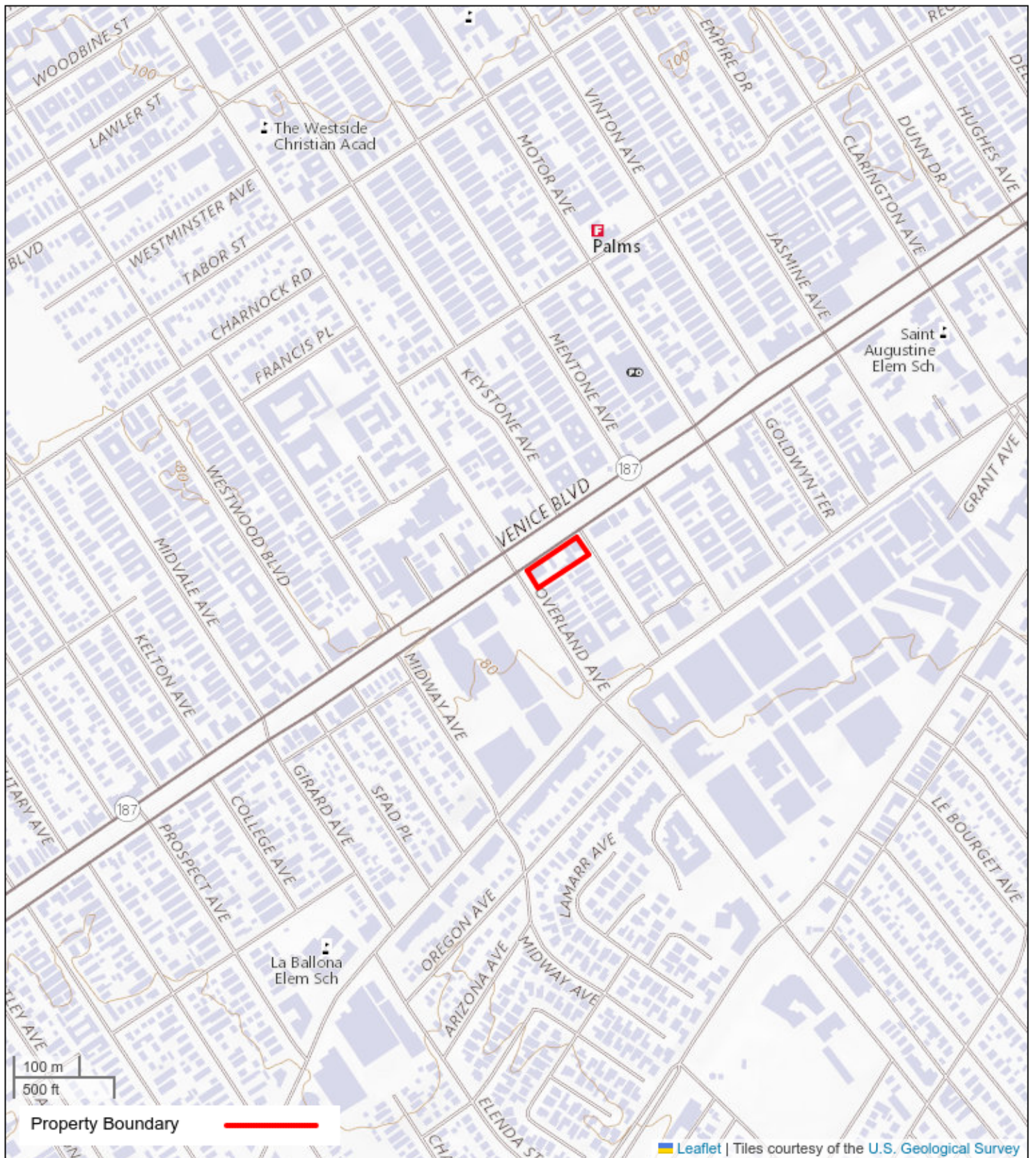


**Figure 2: Site Map**

10646-10602 Venice Boulevard  
Los Angeles, California 90232







**Figure 3: Topographic Map**  
 10646-10602 Venice Boulevard  
 Los Angeles, California 90232



# **Appendix B**

## **Property Photographs**





1. Subject property



2. View of subject property



3. Gas station



4. Building exterior



5. View of subject property



6. View of subject property





7. View of subject property



8. Building exterior



9. Building exterior



10. Building exterior



11. Building exterior



12. Building exterior





13. Building exterior



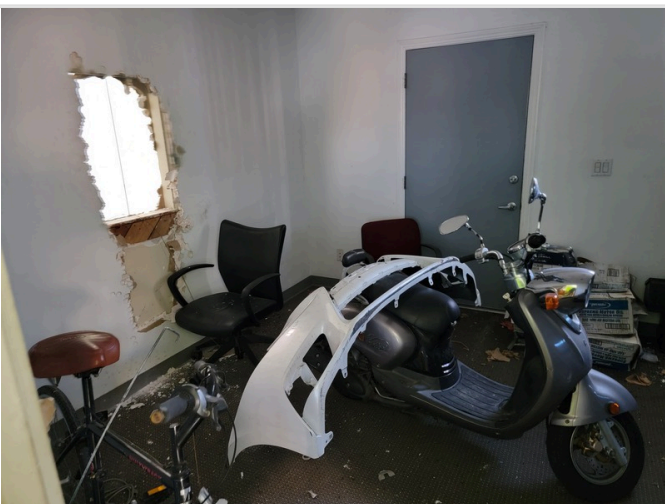
14. Building exterior



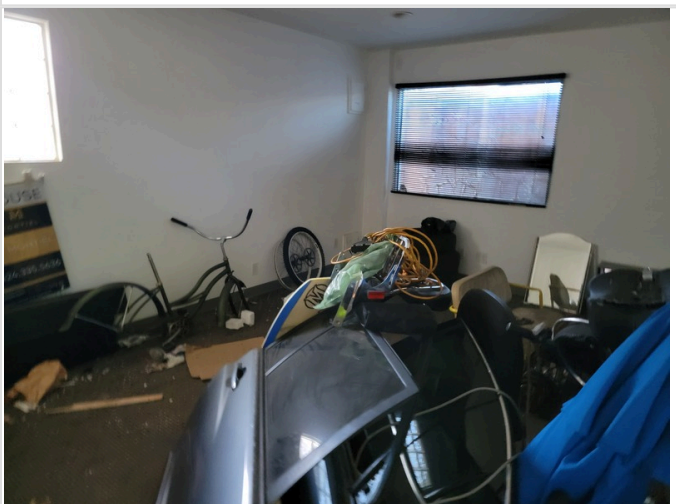
15. Smog station interior



16. Building interior



17. Building interior



18. Building interior





19. Restroom



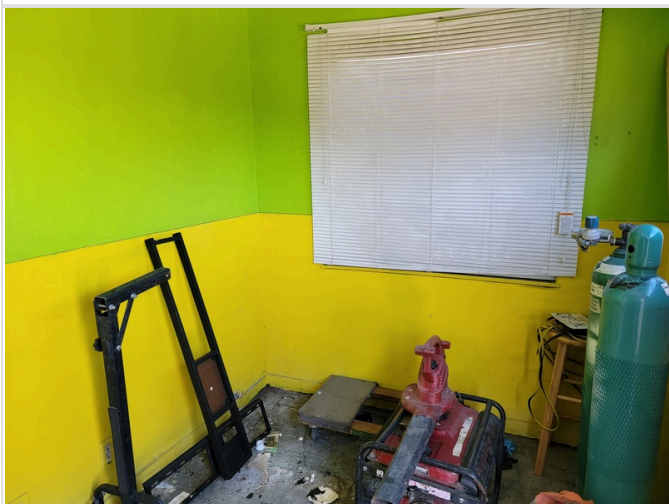
20. Automotive chemicals



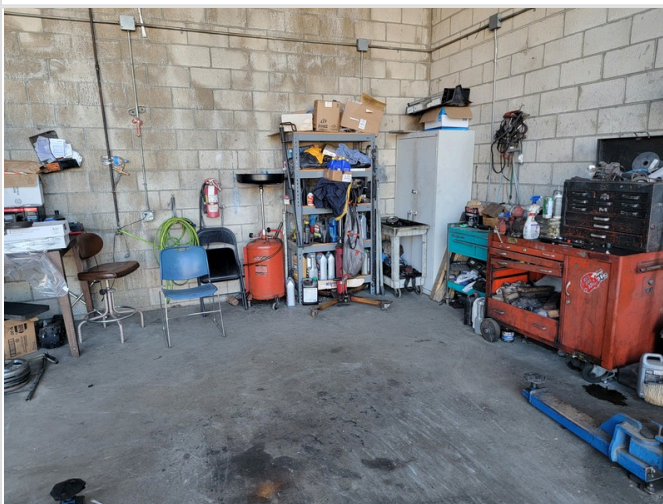
21. Paint buckets



22. Waste oil drums



23. Gas cylinders



24. Parts washer





25. Hydraulic lift



26. Air compressor



27. Chassis dynamometers



28. In-ground hoist



29. UST covers



30. Former filling islands





31. Trash bins



32. Pole-mounted transformers



33. North Adjoining Property



34. West Adjoining Property

**Appendix C**  
**Historical Research Documentation**



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FIRE  
INSURANCE  
**MAPS**

**Project Property:** 2402070\_ESA\_10646-10602 Venice Blvd, Los Angeles, CA  
10646-10602 Venice Blvd  
Culver City CA 90232

**Project No:** 2402070

**Requested By:** RSB Environmental

**Order No:** 24020700266

**Date Completed:** February 07, 2024

Listed below, please find the results of our search for historic fire insurance maps from our in-house collection, performed in conjunction with your ERIS report.

<b>Date</b>	<b>City</b>	<b>State</b>	<b>Volume</b>	<b>Sheet Number(s)</b>
1970	Culver City	California		2, 21, 23, 29
1950	Culver City	California		2, 21, 23
1949	Culver City	California		2, 21, 23
1929	Culver City	California		2, 21, 23
1924	Culver City	California		2, 21, 23

Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

### **Environmental Risk Information Services**

*A division of Glacier Media Inc.*

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

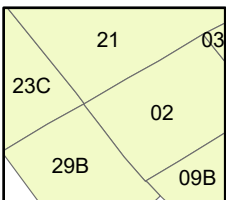
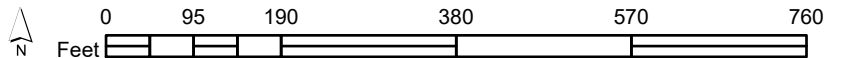


# Fire Insurance Map



**1970**

Address: 10646-10602 Venice Blvd Culver City CA 90232



Map sheet(s):  
Volume NA: 2,21,23,29;

Order Number 24020700266



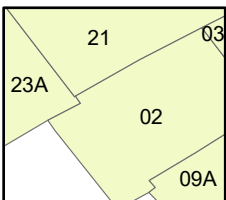
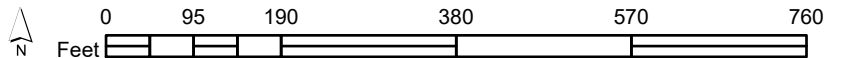


# Fire Insurance Map



**1950**

Address: 10646-10602 Venice Blvd Culver City CA 90232



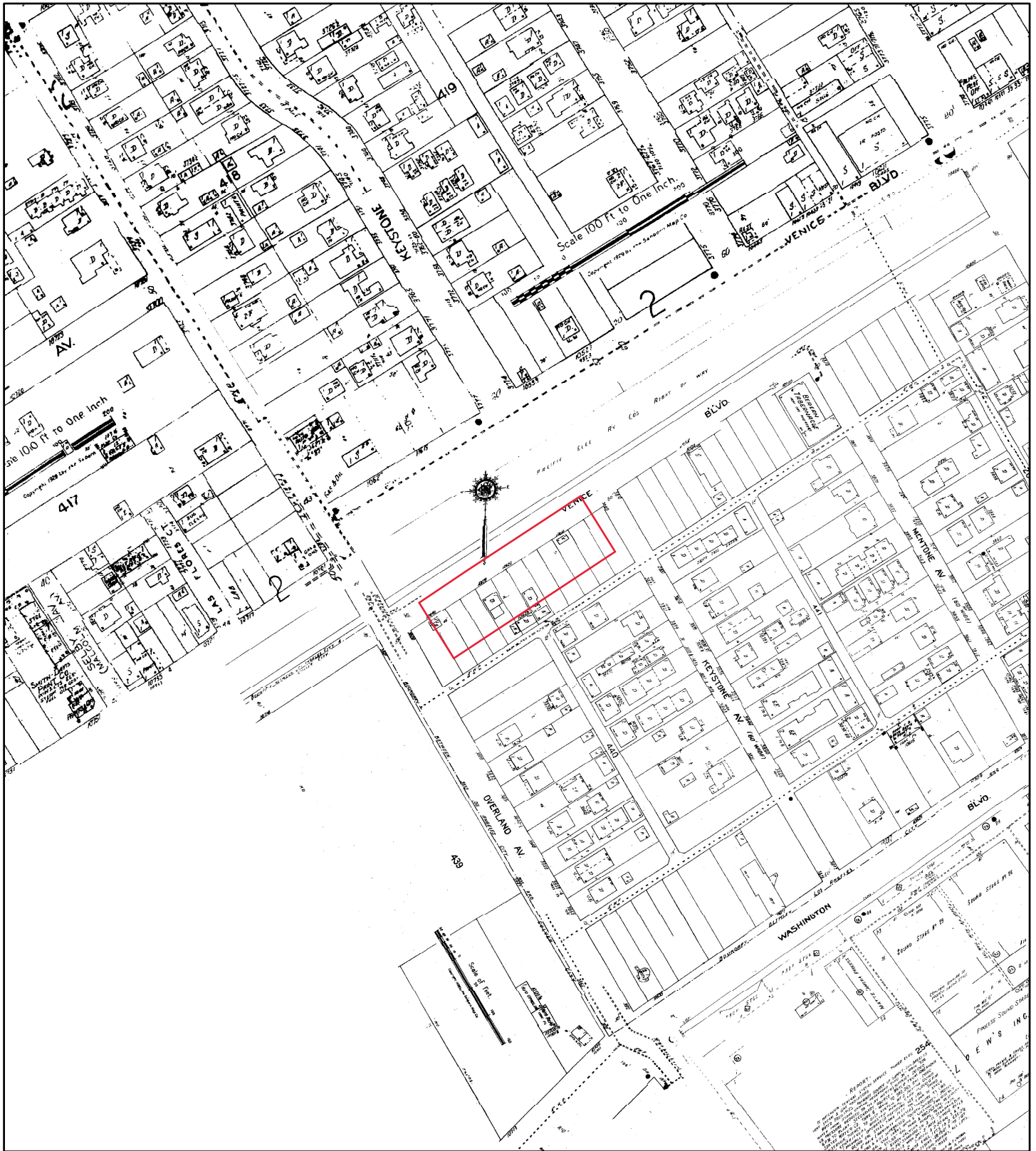
Map sheet(s):  
Volume NA: 2,21,23;

Order Number 24020700266



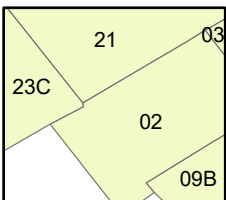
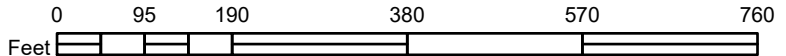


# Fire Insurance Map



**1949**

Address: 10646-10602 Venice Blvd Culver City CA 90232



Map sheet(s):  
Volume NA: 2,21,23;

Order Number 24020700266

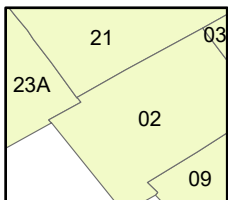
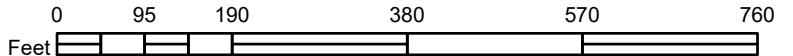


# Fire Insurance Map



**1929**

Address: 10646-10602 Venice Blvd Culver City CA 90232

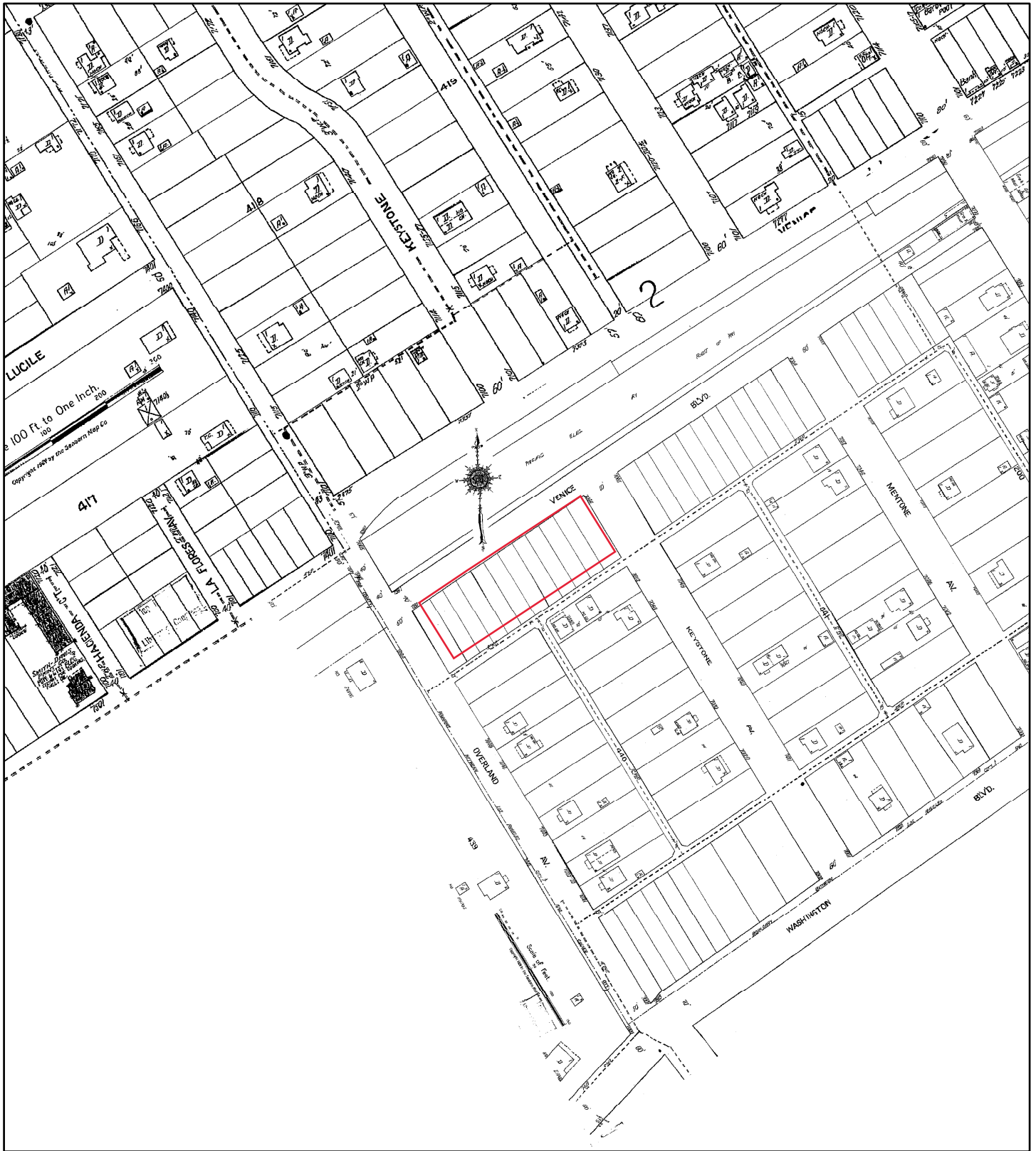


Map sheet(s):  
Volume NA: 2,21,23;

Order Number 24020700266

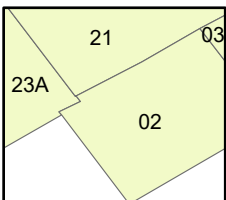
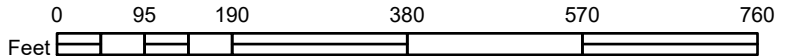


# Fire Insurance Map



**1924**

Address: 10646-10602 Venice Blvd Culver City CA 90232



Map sheet(s):  
Volume NA: 2,21,23;

Order Number 24020700266







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CITY  
**DIRECTORY**

**Project Property:** *2402070\_ESA\_10646-10602 Venice Blvd, Los Angeles, CA  
10646-10602 Venice Blvd  
Culver City, CA 90232*

**Project No:** *2402070*

**Requested By:** *RSB Environmental*

**Order No:** *24020700266*

**Date Completed:** *February 09, 2024*

**Environmental Risk Information Services**

*A division of Glacier Media Inc.*

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

February 09, 2024  
RE: CITY DIRECTORY RESEARCH  
10646-10602 Venice Blvd  
Culver City, CA 90232

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

**Search Criteria:**

3750-3850 of Overland Ave  
10500-10750 of Venice Blvd

**Search Notes:**

## Search Results Summary

Date	Source	Comment
2022	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000-01	HAINES	
1995-96	HAINES	
1990	HAINES	
1985	HAINES	
1980	HAINES	
1975	HAINES	
1970	PACIFIC TELEPHONE	
1964	PACIFIC TELEPHONE	
1959-60	S AND K PUBLICATIONS	
1949	LA DIRECTORY CO	
1937	LA DIRECTORY CO	
1931	LA DIRECTORY CO	

### Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)



## 72 total records. Part 1 of 2

3750 CENOBIO SANCHEZ...RESIDENTIAL  
 3754 CARL MCCLAIN...RESIDENTIAL  
 3754 EXODUS RECOVERY INC...CLINICS  
 3757 DE LEON TAILOR SHOP...TAILORS  
 3757 KAMISH, ERIKA...PHYSICIANS ASSISTANTS  
 3757 LEGACY MATTRESS...MATTRESSES  
 3757 LEGACY MATTRESS...FURNITURE-DEALERS-RETAIL  
 3757 QUICK N EASY PC REPAIR...COMPUTERS-SERVICE & REPAIR  
 3762 ALMA MONROY...RESIDENTIAL  
 3764 OVERLAND CAR WASH...CAR WASHING & POLISHING  
 3764 SPIN LA...NONCLASSIFIED ESTABLISHMENTS  
 3767 AHLEM EYEWEAR...OPTICAL GOODS-RETAIL  
 3767 CLOUD 19 POST...VIDEO PRODUCTION & TAPING SERVICE  
 3767 CLOUD NINETEEN MEDICAL...DIGITAL MEDIA PRODUCTION  
 3767 DV411...AUDIO-VISUAL EQUIPMENT & SUPLS (WHLS)  
 3767 GLOSSRETOUCHING...NONCLASSIFIED ESTABLISHMENTS  
 3767 LA BOTANICALS...FLORISTS-RETAIL  
 3767 LA BOTANICALS...E-COMMERCE  
 3767 TOT SQUAD...BABY ACCESSORIES  
 3773 NEWTON PLUMBING INC...PLUMBING CONTRACTORS  
 3773 NEWTON PLUMBING INC...HEATING CONTRACTORS  
 3773 RICK CAMPOS HEATING & PLUMBING...HEATING CONTRACTORS  
 3773 RICK CAMPOS HEATING & PLUMBING...PLUMBING CONTRACTORS  
 3815 HAND STONE...MASSAGE  
 3817 EUROPEAN WAX CTR...OTHER PERSONAL CARE SERVICES  
 3817 YOGURTLAND...YOGURT  
 3820 MARISSA BATAK...RESIDENTIAL  
 3824 GARY HELLER...RESIDENTIAL  
 3824 KAREN CRUZ...RESIDENTIAL  
 3827 BEE'S KNEES PROTEIN BAR...NONCLASSIFIED ESTABLISHMENTS  
 3827 BEE'S KNEES PROTEIN BAR...RESTAURANTS  
 3827 LA FITNESS...PERSONAL TRAINERSFITNESS  
 3827 LA FITNESS...GYMNASIUMS  
 3827 LA FITNESS...HEALTH CLUBS STUDIOS & GYMNASIUMS  
 3827 LA FITNESS...EXERCISE & PHYSICAL FITNESS PROGRAMS  
 3828 LISSETT HURTARTE...RESIDENTIAL  
 3828 MARCIO SANTOS...RESIDENTIAL  
 3832 CHRISTOPHER LEE...RESIDENTIAL  
 3832 DAVID DIX...RESIDENTIAL  
 3832 JACQUELINE MCKINLEY...RESIDENTIAL  
 3832 NATHAN DAMODARAN...RESIDENTIAL  
 3832 ROSS HOOPER...RESIDENTIAL  
 3832 SARAH SCHELLPFEFFER...RESIDENTIAL  
 3836 KENNETH STACK...RESIDENTIAL  
 3836 NAILAH HAYWARD...RESIDENTIAL  
 3836 OK HAN...RESIDENTIAL  
 3836 STEPHANIE KLEINMAN...RESIDENTIAL  
 3840 CONRADO AQUINO...RESIDENTIAL  
 3840 JOHN BENCIVENGA...RESIDENTIAL  
 3848 3848 OVERLAND CO LTD...REAL ESTATE MANAGEMENT  
 3848 CHARLES SCHMIDT...RESIDENTIAL  
 3848 CHRISTINA FERNANDEZ...RESIDENTIAL  
 3848 DAVID FROST...RESIDENTIAL  
 3848 DENISE TAPSCOTT...RESIDENTIAL  
 3848 DEREK BRYSON...RESIDENTIAL  
 3848 HAROLD OSTER...RESIDENTIAL  
 3848 IRENE DAVIS...RESIDENTIAL  
 3848 MADELINE LEIGH...RESIDENTIAL  
 3848 MANN BUNYANUNDA...RESIDENTIAL  
 3848 MARK FRIEBAND...RESIDENTIAL  
 3848 PATRICK ROBERTS...RESIDENTIAL  
 3848 RAYMOND MUHAMMAD...RESIDENTIAL  
 3848 ROY GUTHRIE...RESIDENTIAL  
 3848 SCHEAR EVENT CONCEPTS...EVENTS-SPECIAL  
 3848 SUZANNE CAREFOOT...RESIDENTIAL  
 3848 YASUKO PATTON...RESIDENTIAL  
 3848 YUKIE YAGI...RESIDENTIAL  
 3849 BEAUTY LAB...COSMETICS & PERFUMES-RETAIL  
 3849 BEAUTY LAB SALON DELUX...HEALTH SPAS

## Part 2 of 2

3849 BEAUTY LAB SALON DELUX...BEAUTY SALONS  
 3849 NAILSPA EXCEL & TANNING...MANICURING  
 3849 SALON DE LUX...BEAUTY SALONS

10500 WEST LOS ANGELES CHRISTIAN CTR...CHURCHES  
 10520 BRIAR MANAGEMENT...REAL ESTATE MANAGEMENT  
 10520 MANNY IBAY LAW OFFICES...ATTORNEYS  
 10520 PAYNE LAW GROUP...ATTORNEYS  
 10522 VANDE WYDEVEN, A J OD...OPTOMETRISTS OD  
 10522 VANDE WYDEVEN, TONY OD...OPTOMETRISTS OD  
 10526 CRASH SPACE...NONCLASSIFIED ESTABLISHMENTS  
 10526 PERPETUAL MAYHEM...NONCLASSIFIED ESTABLISHMENTS  
 10530 CRISTOBAL CO...ACCOUNTANTS  
 10530 NATURAL IMPACT...HEALTH & DIET FOODS-RETAIL  
 10538 LOVELL, BETTY...DENTAL HYGIENISTS  
 10538 MOSELLE, RICHARD A DDS...DENTISTS  
 10542 OCHS, RICHARD A MD...MEDICAL & SURGICAL SVC ORGANIZATIONS  
 10542 OCHS, RICHARD A MD...PHYSICIANS & SURGEONS  
 10550 PATRICK PHYSICAL THERAPY...PHYSICAL THERAPISTS  
 10602 E & J FOREIGN CARS...AUTOMOBILE REPAIRING & SERVICE  
 10603 BRAKE CENTERS...TIRE-DEALERS-RETAIL  
 10603 BRAKE CENTERS...BRAKE SERVICE  
 10603 DMV VEHICLE REGISTRATION RNWL...NONCLASSIFIED ESTABLISHMENTS  
 10603 HERTZ...AUTOMOBILE RENTING  
 10603 SMOG MASTER...AUTOMOBILE SMOG CONTROL INSPECTIONS  
 10603 VENICE USED AUTO CTR INC...AUTOMOBILE DEALERS-USED CARS  
 10610 B Z TRAVEL...TRAVEL AGENCIES & BUREAUS  
 10610 B Z TRAVEL...AIRLINE TICKET AGENCIES  
 10610 RMS PROPERTIES...REAL ESTATE  
 10614 ARUN SINGH...RESIDENTIAL  
 10616 ANDRZEJ ROZMARYNOWSKI...RESIDENTIAL  
 10616 ERSHAD BHAM...RESIDENTIAL  
 10620 SMOG SOLUTIONS...OTHER AUTOMOTIVE MECHANICAL/ELECTRICAL RPR/MAINT  
 10620 UGLY DUCKLING RENT A CAR...AUTOMOBILE RENTING  
 10623 MC DONALD'S...RESTAURANTS  
 10623 MC DONALD'S...FOODS-CARRY OUT  
 10623 MC DONALD'S...CAFES  
 10646 SHELL...SERVICE STATIONS-GASOLINE & OIL  
 10646 SHELL...ALTERNATIVE FUELS  
 10701 JACK IN THE BOX...RESTAURANTS  
 10701 JACK IN THE BOX...CAFES  
 10701 JACK IN THE BOX...FOODS-CARRY OUT  
 10704 CALIFORNIA PIZZA KITCHEN...CAFES  
 10704 CALIFORNIA PIZZA KITCHEN...PIZZA  
 10704 CALIFORNIA PIZZA KITCHEN...FOODS-CARRY OUT  
 10704 CALIFORNIA PIZZA KITCHEN...HOTELS & MOTELS  
 10704 DAVE'S HOT CHICKEN...RESTAURANTS  
 10704 EQUITY ONE CULVER LLC...LOANS  
 10704 SMASH BURGER...FOODSCARRY OUT  
 10704 SMASH BURGER...RESTAURANTS  
 10715 COMPLETES PLUS...AUTOMOBILE PARTS & SUPPLIES-RETAIL-NEW  
 10715 COMPLETES PLUS...AUTOMOBILE PARTS-USED & REBUILT (WHLS)  
 10717 EL HUARIQUE...NONCLASSIFIED ESTABLISHMENTS  
 10717 VEE'S CAFE...RESTAURANTS  
 10728 AGS NOTARY SVC...NOTARIES-PUBLIC  
 10737 ALL BIRD CLINIC...ANIMAL HOSPITALS  
 10737 ORION CANINE ACADEMY...DOG TRAINING  
 10737 SPIRA, ANNE LISE DVM...VETERINARIANS

3750 CENOBIO SANCHEZ...RESIDENTIAL  
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 3757 LEGACY MATTRESS...MATTRESSES  
 3757 QUICK-N-EASY PC REPAIR...COMPUTERS-SERVICE & REPAIR  
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 3767 DV411...AUDIO-VISUAL EQUIPMENT & SUPLS (WHLS)  
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 3767 LA BOTANICALS...E-COMMERCE  
 3767 LA BOTANICALS...FLORISTS-RETAIL  
 3767 LOYALKASPAR...NONCLASSIFIED ESTABLISHMENTS  
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 3773 NEWTON PLUMBING INC...HEATING CONTRACTORS  
 3773 RICK CAMPOS HEATING & PLUMBING...PLUMBING CONTRACTORS  
 3773 RICK CAMPOS HEATING & PLUMBING...HEATING CONTRACTORS  
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 3827 LA FITNESS...EXERCISE & PHYSICAL FITNESS PROGRAMS  
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 3827 LA FITNESS...HEALTH CLUBS STUDIOS & GYMNASIUMS  
 3828 JULIANA SANTOS...RESIDENTIAL  
 3828 LISSETT HURTARTE...RESIDENTIAL  
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 3849 BEAUTY LAB SALON DELUX...HEALTH SPAS  
 3849 SALON DE LUX...BEAUTY SALONS

10500 WEST LOS ANGELES CHRISTIAN CTR...CHURCHES  
 10520 BRIAR MANAGEMENT...REAL ESTATE MANAGEMENT  
 10520 MANNY IBAY LAW OFFICES...ATTORNEYS  
 10520 PAYNE LAW GROUP...ATTORNEYS  
 10522 VANDE WYDEVEN, A J OD...OPTOMETRISTS OD  
 10522 VANDE WYDEVEN, TONY OD...OPTOMETRISTS OD  
 10526 CRASH SPACE...NONCLASSIFIED ESTABLISHMENTS  
 10526 PERPETUAL MAYHEM...NONCLASSIFIED ESTABLISHMENTS  
 10530 NATURAL IMPACT...HEALTH & DIET FOODS-RETAIL  
 10538 LOVELL, BETTY...DENTAL HYGIENISTS  
 10538 MOSELLE, RICHARD A DDS...DENTISTS  
 10542 IMAGE MANAGEMENT CONSULTANTS...PHYSICIANS & SURGEONS  
 10542 OCHS, RICHARD A MD...MEDICAL & SURGICAL SVC ORGANIZATIONS  
 10542 OCHS, RICHARD A MD...PHYSICIANS & SURGEONS  
 10602 E & J FOREIGN CARS...AUTOMOBILE REPAIRING & SERVICE  
 10603 BRAKE CENTERS...BRAKE SERVICE  
 10603 BRAKE CENTERS...TIRE-DEALERS-RETAIL  
 10603 DMV VEHICLE REGISTRATION RNWL...NONCLASSIFIED ESTABLISHMENTS  
 10603 HERTZ...AUTOMOBILE RENTING  
 10603 SMOG MASTER...AUTOMOBILE SMOG CONTROL INSPECTIONS  
 10603 VENICE USED AUTO CTR INC...AUTOMOBILE DEALERS-USED CARS  
 10610 B Z TRAVEL...AIRLINE TICKET AGENCIES  
 10610 B Z TRAVEL...TRAVEL AGENCIES & BUREAUS  
 10610 RMS PROPERTIES...REAL ESTATE  
 10614 ARUN SINGH...RESIDENTIAL  
 10616 ANDRZEJ ROZMARYNOWSKI...RESIDENTIAL  
 10616 ERSHAD BHAM...RESIDENTIAL  
 10620 SMOG SOLUTIONS...OTHER AUTOMOTIVE MECHANICAL/ELECTRICAL RPR/MAINT  
 10620 UGLY DUCKLING RENT A CAR...AUTOMOBILE RENTING  
 10623 MC DONALD'S...FOODS-CARRY OUT  
 10623 MC DONALD'S...CAFES  
 10623 MC DONALD'S...RESTAURANTS  
 10626 VENICE OVERLAND DENTAL...DENTISTS  
 10646 SHELL...ALTERNATIVE FUELS  
 10646 SHELL...SERVICE STATIONS-GASOLINE & OIL  
 10701 JACK IN THE BOX...CAFES  
 10701 JACK IN THE BOX...FOODS-CARRY OUT  
 10701 JACK IN THE BOX...RESTAURANTS  
 10704 CALIFORNIA PIZZA KITCHEN...CAFES  
 10704 CALIFORNIA PIZZA KITCHEN...PIZZA  
 10704 CALIFORNIA PIZZA KITCHEN...FOODS-CARRY OUT  
 10704 CALIFORNIA PIZZA KITCHEN...HOTELS & MOTELS  
 10704 EQUITY ONE CULVER LLC...LOANS  
 10704 SMASH BURGER...FOODSCARRY OUT  
 10704 SMASH BURGER...RESTAURANTS  
 10715 COMPLETES PLUS...AUTOMOBILE PARTS-USED & REBUILT (WHLS)  
 10717 EL HUARIQUE...NONCLASSIFIED ESTABLISHMENTS  
 10717 VEE'S CAFE...RESTAURANTS  
 10721 WORCHELL, MARVIN DDS...DENTISTS  
 10728 AGS NOTARY SVC...NOTARIES-PUBLIC  
 10737 ALL BIRD CLINIC...VETERINARIANS  
 10737 ALL BIRD CLINIC...ANIMAL HOSPITALS  
 10737 ORION CANINE ACADEMY...DOG TRAINING  
 10737 PERFECT PET RESCUE...PET SHOPS  
 10737 SPIRA, ANNELESE DVM...VETERINARIANS

3750 CENOBIO SANCHEZ...RESIDENTIAL  
 3754 CARL MCCLAIN...RESIDENTIAL  
 3757 DE LEON TAILOR SHOP...TAILORS  
 3757 LEGACY MATTRESS...MATTRESSES  
 3757 QUICK-N-EASY PC REPAIR...COMPUTERS-SERVICE & REPAIR  
 3762 ALMA MONROY...RESIDENTIAL  
 3764 OVERLAND CAR WASH...CAR WASHING & POLISHING  
 3767 BEYONDCURIOUS...NONCLASSIFIED ESTABLISHMENTS  
 3767 CLOUD 19 POST...VIDEO PRODUCTION & TAPING SERVICE  
 3767 ESCOBAR CONTRACTING INC...SEWER CONTRACTORS  
 3767 HTH ARCHITECTS...ARCHITECTS  
 3767 LA BOTANICALS...FLORISTS-RETAIL  
 3767 LA BOTANICALS...E-COMMERCE  
 3773 NEWTON PLUMBING INC...PLUMBING CONTRACTORS  
 3773 RICK CAMPOS HEATING & PLUMBING...PLUMBING CONTRACTORS  
 3815 EXCEL TANNING...TANNING SALONS  
 3815 NAILSPA EXCEL & TANNING...MANICURING  
 3817 EUROPEAN WAX CTR...OTHER PERSONAL CARE SERVICES  
 3817 YOGURTLAND...YOGURT  
 3820 MARISSA BATA...RESIDENTIAL  
 3824 GARY HELLER...RESIDENTIAL  
 3824 KAREN CRUZ...RESIDENTIAL  
 3827 LA FITNESS...EXERCISE & PHYSICAL FITNESS PROGRAMS  
 3827 LA FITNESS...HEALTH CLUBS STUDIOS & GYMNASIUMS  
 3827 PURE & NATURAL BLENDS CAFE LLC...RESTAURANTS  
 3828 JULIANA SANTOS...RESIDENTIAL  
 3828 LISSETT HURTARTE...RESIDENTIAL  
 3828 MARCIO SANTOS...RESIDENTIAL  
 3832 DAVID DIX...RESIDENTIAL  
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 3848 DAVID FROST...RESIDENTIAL  
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 3848 DEREK BRYSON...RESIDENTIAL  
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 3848 MANN BUNYANUNDA...RESIDENTIAL  
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 3848 PATRICK ROBERTS...RESIDENTIAL  
 3848 ROBERT BENSON...RESIDENTIAL  
 3848 ROY GUTHRIE...RESIDENTIAL  
 3848 SUZANNE CAREFOOT...RESIDENTIAL  
 3848 VICTORIA TAPSCOTT...RESIDENTIAL  
 3849 BEAUTY LAB...COSMETICS & PERFUMES-RETAIL  
 3849 SALON DE LUX...BEAUTY SALONS

10500 WEST LOS ANGELES CHRISTIAN CTR...CHURCHES  
 10520 BRIAR MANAGEMENT...REAL ESTATE MANAGEMENT  
 10520 MANNY IBAY LAW OFFICES...ATTORNEYS  
 10520 PAYNE LAW GROUP...ATTORNEYS  
 10522 VANDE WYDEVEN, A J OD...OPTOMETRISTS OD  
 10522 VANDE WYDEVEN, TONY OD...OPTOMETRISTS OD  
 10526 CRASH SPACE...NONCLASSIFIED ESTABLISHMENTS  
 10526 PERPETUAL MAYHEM...NONCLASSIFIED ESTABLISHMENTS  
 10528 WAGNER HYDRAULIC EQUIPMENT CO...PUMPS (WHLS)  
 10530 SECURITY PRO USA...SECURITY CONTROL EQUIP & SYSTEMS-WHLS  
 10538 LOVELL, BETTY...DENTAL HYGIENISTS  
 10538 MOSELLE, RICHARD A DDS...DENTISTS  
 10602 E & J FOREIGN CARS...AUTOMOBILE REPAIRING & SERVICE  
 10603 BRAKE CENTERS...BRAKE SERVICE  
 10603 BRAKE CENTERS...TIRE-DEALERS-RETAIL  
 10603 SMOG MASTER...AUTOMOBILE SMOG CONTROL INSPECTIONS  
 10603 VENICE USED AUTO CTR INC...AUTOMOBILE DEALERS-USED CARS  
 10610 B Z TRAVEL...AIRLINE TICKET AGENCIES  
 10610 B Z TRAVEL...TRAVEL AGENCIES & BUREAUS  
 10610 RMS PROPERTIES...REAL ESTATE  
 10614 ARUN SINGH...RESIDENTIAL  
 10616 ANDRZEJ ROZMARYNOWSKI...RESIDENTIAL  
 10616 ERSHAD BHAM...RESIDENTIAL  
 10616 HAYMARWAY BHAM...RESIDENTIAL  
 10620 G & R RENT A CAR...AUTOMOBILE RENTING  
 10620 SMOG SOLUTIONS...OTHER AUTOMOTIVE MECHANICAL/ELECTRICAL RPR/MAINT  
 10620 UGLY DUCKLING RENT A CAR...AUTOMOBILE RENTING  
 10623 MC DONALD'S...RESTAURANTS  
 10623 MC DONALD'S...FOODS-CARRY OUT  
 10626 VENICE OVERLAND DENTAL...DENTISTS  
 10646 SHELL...SERVICE STATIONS-GASOLINE & OIL  
 10646 SHELL...ALTERNATIVE FUELS  
 10701 JACK IN THE BOX...FOODS-CARRY OUT  
 10701 JACK IN THE BOX...RESTAURANTS  
 10704 CALIFORNIA PIZZA KITCHEN...FOODS-CARRY OUT  
 10704 CALIFORNIA PIZZA KITCHEN...PIZZA  
 10704 EQUITY ONE CULVER LLC...LOANS  
 10704 SMASH BURGER...RESTAURANTS  
 10709 REVOLUTION GUITAR...MUSICAL INSTRUMENTS-REPAIRING  
 10715 COMPLETES PLUS...AUTOMOBILE PARTS-USED & REBUILT (WHLS)  
 10715 COMPLETES PLUS...AUTOMOBILE PARTS & SUPPLIES-WHOLESALE  
 10717 VEE'S CAFE...RESTAURANTS  
 10721 WORCHELL, MARVIN DDS...DENTISTS  
 10728 AGS NOTARY SVC...NOTARIES-PUBLIC  
 10737 ORION CANINE ACADEMY...DOG TRAINING  
 10737 SPIRA, ANNELISE DVM...VETERINARIANS

3750 ALWAYS SAFE DRIVING SCHOOL...DRIVING INSTRUCTION  
 3750 CENOBIO SANCHEZ...RESIDENTIAL  
 3750 CHARLES BUFFA...RESIDENTIAL  
 3764 OVERLAND CAR WASH...CAR WASHING & POLISHING  
 3767 DV411...AUDIO-VISUAL EQUIPMENT & SUPLS (WHLS)  
 3767 HTH ARCHITECTS...ARCHITECTS  
 3767 NET MEDIA MARKETING...MARKETING PROGRAMS & SERVICES  
 3767 PROPAGANDA ENTERTAINMENT MKTG...ADVERTISING-AGENCIES & COUNSELORS  
 3773 NEWTON PLUMBING INC...PLUMBING CONTRACTORS  
 3815 EXCEL TANNING...TANNING SALONS  
 3817 SPLASH UR DOGGY...NONCLASSIFIED ESTABLISHMENTS  
 3817 YOGURTLAND...YOGURT  
 3827 BALLY TOTAL FITNESS...HEALTH CLUBS STUDIOS & GYMNASIUMS  
 3832 CECELIA BURTON...RESIDENTIAL  
 3832 ROSS HOOPER...RESIDENTIAL  
 3848 3848 OVERLAND CO LTD...REAL ESTATE MANAGEMENT  
 3849 BEAUTY LAB...COSMETICS & PERFUMES-RETAIL  
 3849 SALON DE LUX...BEAUTY SALONS

10500 WEST LOS ANGELES CHRISTIAN CTR...CHURCHES  
 10520 BRIAR MANAGEMENT...REAL ESTATE MANAGEMENT  
 10522 VANDE WYDEVEN, A J OD...OPTOMETRISTS OD  
 10522 WESTSIDE OPTOMETRIC GROUP...OPTOMETRISTS OD  
 10526 CRASH SPACE...NONCLASSIFIED ESTABLISHMENTS  
 10530 KARISHMA REALTY...REAL ESTATE  
 10530 SECURITY PRO USA...SECURITY CONTROL EQUIP & SYSTEMS-WHLS  
 10538 LOVELL, BETTY...DENTAL HYGIENISTS  
 10538 MOSELLE, RICHARD A DDS...DENTISTS  
 10538 RICHARD MOSELLE...RESIDENTIAL  
 10538 YOUNG, CHARMANE...DENTAL HYGIENISTS  
 10542 IMAGE MANAGEMENT CONSULTANTS...COSMETIC  
 PLASTIC/RECONSTRUCTIVE SURGERY  
 10542 OCHS, RICHARD A MD...PHYSICIANS & SURGEONS  
 10602 E & J FOREIGN CARS...AUTOMOBILE REPAIRING & SERVICE  
 10603 BRAKE CENTERS...TIRE-DEALERS-RETAIL  
 10603 SMOG MASTER...AUTOMOBILE SMOG CONTROL INSPECTIONS  
 10610 B Z TRAVEL...AIRLINE TICKET AGENCIES  
 10610 RMS PROPERTIES...REAL ESTATE  
 10616 ERSHAD BHAM...RESIDENTIAL  
 10616 ERSHAD BHAN...RESIDENTIAL  
 10620 CORURDU INC...AUTOMOBILE LEASING  
 10620 G & R RENT A CAR...AUTOMOBILE RENTING  
 10620 UGLY DUCKLING RENT-A-CAR...AUTOMOBILE RENTING  
 10626 BRATMAN, GARY DDS...DENTISTS  
 10626 GARY BRATMAN...RESIDENTIAL  
 10646 SHELL...SERVICE STATIONS-GASOLINE & OIL  
 10701 JACK IN THE BOX...RESTAURANTS  
 10704 CALIFORNIA PIZZA KITCHEN...PIZZA  
 10704 FAMIMA CORP...GROCERS-RETAIL  
 10715 COMPLETES PLUS...AUTOMOBILE PARTS & SUPPLIES-WHOLESALE  
 10717 ZABUMBA...RESTAURANTS  
 10721 WORCHELL, MARVIN DDS...DENTISTS  
 10737 CENTER SINAI ANIMAL HOSPITAL...VETERINARIANS  
 10737 SPIRA, ANNEISE DVM...VETERINARIANS  
 10737 WILLIAMS, AMANDA DVM...VETERINARIANS

128 total records. Part 1 of 2  
 3750 A MANDELL INCOME TAX...TAX RETURN PREP SV  
 3750 ALWAYS SAFE PARALEGALS SVC...PARALEGALS  
 3750 FERNANDO CORTEZ...RESIDENTIAL  
 3750 FOREX PACIFIC COAST INC...FREIGHT TRANSPORTATION ARRANGEMENT  
 3750 SIGNS 4 LESS...SIGNS & ADVG SPC  
 3752 CONYS BEAUTY SHOP...HAIRDRESSERS  
 3754 CARL E MCCLAIN...RESIDENTIAL  
 3754 MAXIE COLLIER...RESIDENTIAL  
 3756 NOAH CONSULT...RESIDENTIAL  
 3762 CALIFORNIA PROPERTY SVC...REAL ESTATE AGT.MGR  
 3762 CHRISTINE K FABRIC...FABRIC SHOPS  
 3762 CHRISTINE K FABRIC...FAB STORES PIECE GDS  
 3762 DAVID M SUITS...RESIDENTIAL  
 3762 J C ADAMS DESIGNS...FURNITURE STORES  
 3762 K C ADAMS DESIGNS...FURNITURE-DEALERS-RETAIL  
 3767 AZABU-YA...SEWING,NEEDLEWORK  
 3767 AZABU-YA...RESIDENTIAL  
 3767 CLOUD 19 POST...MPICTURE,VIDEO PROD  
 3767 EMINENCE FRONT PRODUCTION...MPICTURE,VIDEO PROD  
 3767 HOFFMAN VEST & JUDAKEN...INTERIOR DESIGN SVCS  
 3767 LA BOTANICALS...FLORISTS  
 3767 LA BOTANICALS...FLORISTS-RETAIL  
 3767 PROPAGANDA ENTERTAINMENT MKTG...PRODUCT DEVELOPMENT &  
 MARKETING  
 3767 PROPAGANDA ENTERTAINMENT MKTG...MRKTING CONSULT SVCS  
 3767 ROSTI RESTAURANT...EATING PLACES  
 3767 ROSTI RESTAURANT...RESTAURANTS  
 3772 PRO 1 AUTO SALES...RET USED AUTOMOBILES  
 3772 PRO 1 AUTO SALES...USED CAR DEALERS  
 3773 NEWTON PLUMBING...PLUMBING CONTRACTOR  
 3773 NEWTON PLUMBING INC...PLUMBING CONTRACTORS  
 3815 EXCEL TANNING...TANNING SALONS  
 3815 NAILSPA EXCEL...BEAUTY SHOPS  
 3815 NAILSPA EXCEL...MANICURING  
 3817 XTREME BOARDSHOP...SPORTING GDS & BCY  
 3817 XTREME BOARDSHOP...SKATEBOARDS & EQUIPMENT  
 3820 MANJIT REHAN...RESIDENTIAL  
 3820 MORALES R ANTONIO...RESIDENTIAL  
 3820 RODRIGO BATA...RESIDENTIAL  
 3824 ADRIANNA SANCHEZ...RESIDENTIAL  
 3824 BILL SHAHIDI...RESIDENTIAL  
 3824 DEREK HUBBARD...RESIDENTIAL  
 3824 J A DIAZ...RESIDENTIAL  
 3824 JOHN LOFTIS...RESIDENTIAL  
 3824 MAGDALENA J GARCIA...RESIDENTIAL  
 3824 NUSARA KUAWATTANAPHAN...RESIDENTIAL  
 3824 WAYNE FRENCH...RESIDENTIAL  
 3827 BALLY TOTAL FITNESS...PHYSICAL FITNESS CT  
 3827 BALLY TOTAL FITNESS...HEALTH CLUBS STUDIOS & GYMNASIUMS  
 3827 PACIFIC COAST HEALTHCARE...PHYSICAL THERAPISTS  
 3840 MEGAN THOMAS...RESIDENTIAL  
 3840 PAUL MOLNAR...RESIDENTIAL  
 3848 3848 OVERLAND CO LTD...REAL ESTATE MGMT  
 3848 3848 OVERLAND CO LTD...REAL ESTATE MANAGEMENT  
 3848 ABASS C MOULAYE...RESIDENTIAL  
 3848 ABNORMAL LAB DJ SVC...MUSIC & LIVE ENTERTAINMENT  
 3848 AJENDRAN KRISHNAMY...RESIDENTIAL  
 3848 ALFRED GREENQUIST...RESIDENTIAL  
 3848 ALLAN CABAL...RESIDENTIAL  
 3848 ANDRES DELUNA...RESIDENTIAL  
 3848 ANTHONY GEOFFRON...RESIDENTIAL  
 3848 ARIANA ARMADA...RESIDENTIAL  
 3848 ARNOLD D SIGESMUND...RESIDENTIAL  
 3848 CATHERINE E ORR...RESIDENTIAL  
 3848 CHANDRA P SHARMA...RESIDENTIAL  
 3848 CHERIF SARR...RESIDENTIAL  
 3848 DAVID CATMULL...RESIDENTIAL  
 3848 DEREK BRYSON...RESIDENTIAL  
 3848 ELLY LEVY...RESIDENTIAL

## Part 2 of 2

3848 EUGENE SHAW...RESIDENTIAL  
 3848 FLOR VILLA...RESIDENTIAL  
 3848 GEORGE P GUTIERREZ...RESIDENTIAL  
 3848 GERARD V BARNES...RESIDENTIAL  
 3848 GUNTER WAGNER...RESIDENTIAL  
 3848 HISANOBU ISEYA...RESIDENTIAL  
 3848 HO LEE...RESIDENTIAL  
 3848 HSU SHUSHAN...RESIDENTIAL  
 3848 JAGANNATHAN S RAMASWAMY...RESIDENTIAL  
 3848 JAMES F DOSER...RESIDENTIAL  
 3848 JAMES J SCHUBRING...RESIDENTIAL  
 3848 JASON W SPALTRO...RESIDENTIAL  
 3848 JEFF J PAVILIK...RESIDENTIAL  
 3848 JEFF WILLIAMS...RESIDENTIAL  
 3848 JIMMY C ALAMPARAMBIL...RESIDENTIAL  
 3848 JIN Y LEE...RESIDENTIAL  
 3848 JOHN S CARROLL...RESIDENTIAL  
 3848 JOHN SINNEMA...RESIDENTIAL  
 3848 JOSHUA V READY...RESIDENTIAL  
 3848 JU L KANG...RESIDENTIAL  
 3848 KAI Y AU-YEUNG...RESIDENTIAL  
 3848 KAIVAN YUEN...RESIDENTIAL  
 3848 KERRI WATTS...RESIDENTIAL  
 3848 KEVIN P NISHIMOTO...RESIDENTIAL  
 3848 LISA SHEPPARD...RESIDENTIAL  
 3848 M RODGERS...RESIDENTIAL  
 3848 MADHUMATHI BELLARAHALLY...RESIDENTIAL  
 3848 MARK FRIEBAND...RESIDENTIAL  
 3848 MARTY M FRICKE...RESIDENTIAL  
 3848 MATHIEU SCHMITT...RESIDENTIAL  
 3848 MATT CATTANI...RESIDENTIAL  
 3848 MAURICE POE...RESIDENTIAL  
 3848 MICHAEL MCCADDON...RESIDENTIAL  
 3848 MICHAEL REICH...RESIDENTIAL  
 3848 MOSTAFA FARZANEHFAR...RESIDENTIAL  
 3848 N CONLEY...RESIDENTIAL  
 3848 PAUL ROSENZWEIG...RESIDENTIAL  
 3848 PIA JYRALA...RESIDENTIAL  
 3848 PRABHU ANBANANTHAN...RESIDENTIAL  
 3848 R JHAVERI...RESIDENTIAL  
 3848 RAVICHANDRAN RAMACHANDRAN...RESIDENTIAL  
 3848 ROBERT TERRELL...RESIDENTIAL  
 3848 RYAN M COHEN...RESIDENTIAL  
 3848 RYOICHI OBARA...RESIDENTIAL  
 3848 SANDY SAM...RESIDENTIAL  
 3848 SANG Y SHIN...RESIDENTIAL  
 3848 SCOTT W MORGAN...RESIDENTIAL  
 3848 SENDILKUMAR SAMAYAPURAM...RESIDENTIAL  
 3848 SHLOMY LEVY...RESIDENTIAL  
 3848 SHOJIRO KIRIHARA...RESIDENTIAL  
 3848 SUN W BAEK...RESIDENTIAL  
 3848 T K HAYES...RESIDENTIAL  
 3848 TAEUN KIM...RESIDENTIAL  
 3848 TERRANET PC CONSULTANTS...COMPUTER CONSULTANTS  
 3848 TOMO KANNO...RESIDENTIAL  
 3848 WONHAK HA...RESIDENTIAL  
 3848 YASUHIRO KOZUKA...RESIDENTIAL  
 3849 BEAUTY LAB...BEAUTY SALON,BARBERS  
 3849 BEAUTY LAB...BEAUTY SALONS  
 3849 SALON DE LUX...HAIRDRESSERS

## 78 total records. Part 1 of 2

10500 WEST LOS ANGELES CHRISTIAN CTR...RELIGIOUS ORGANIZ  
 10500 WEST LOS ANGELES CHRISTIAN CTR...CHURCHES  
 10520 BRIAR MANAGEMENT...REAL ESTATE MGMT  
 10520 BRIAR MANAGEMENT...REAL ESTATE MANAGEMENT  
 10520 MANNY IBAY LAW OFFICES...ATTORNEYS  
 10520 MANNY IBAY LAW OFFICES...LEGAL SERVICES  
 10522 ALAN D OD LEITCH...RESIDENTIAL  
 10522 WESTSIDE OPTOMETRIC GROUP...OPTOMETRISTS OD  
 10522 WESTSIDE OPTOMETRIC GROUP...OPTOMETRISTS OFFICE  
 10522 WILLIAM E VICKREY...RESIDENTIAL  
 10522 WYDEVEN A J OD VANDE...RESIDENTIAL  
 10528 DIGITAL CONCEPTS...PHOTOFINISHING LAB  
 10530 EURO CON GROUP INC...NCLASSIFIABLE ESTAB  
 10530 KARISHMA REALTY...REAL ESTATE  
 10530 KARISHMA REALTY...REAL ESTATE AGT,MGR  
 10530 RELIABLE NOTARY SVC...NOTARIES-PUBLIC  
 10538 RICHARD A DDS MOSELLE...RESIDENTIAL  
 10538 RICHARD A MOSELLE DDS...DENTISTS OFF,CLINIC  
 10538 RICHARD A MOSELLE DDS...DENTISTS  
 10542 IMAGE MANAGEMENT CONSULTANTS...MEDICAL GRPS & CLNCS  
 10550 DAVID DDS FOGELSON...RESIDENTIAL  
 10550 JEROLD M DDS SCHNEIDER...RESIDENTIAL  
 10550 ROBERT J DDS POSEK...RESIDENTIAL  
 10602 E & J FOREIGN CARS...GENERAL AUTO REPAIR  
 10602 E & J FOREIGN CARS...AUTOMOBILE REPAIRING & SERVICE  
 10603 BRAKE CENTERS...GENERAL AUTO REPAIR  
 10603 BRAKE CENTERS...AUTOMOBILE REPAIRING & SERVICE  
 10603 BRAKE MASTERS...WHOL TIRES/TUBES  
 10603 SMOG MASTER...AUTO SMOG/BRAKE/LAMP INSP  
 10606 WINAGURA CO...BEADS (WHOLESALE)  
 10606 WINAGURA CO...JLY,PRECIOUS STONES  
 10606 WINAGURA COMPANY...WHOL JEWELRY/PRECIOUS STONES  
 10610 B Z TRAVEL...TRAVEL AGENCIES  
 10610 RMS PROPERTIES...REAL ESTATE AGT,MGR  
 10610 RMS PROPERTIES...REAL ESTATE  
 10612 MICHAEL J WOLFBERG...RESIDENTIAL  
 10614 E J BACKER...RESIDENTIAL  
 10616 ANDREW ROZMARYNOWSKI...RESIDENTIAL  
 10620 AMERICAS XPRESS RENT-A-CAR...AUTOMOBILE RENTING  
 10620 AMERICAS XPRESS RENT-A-CAR...PASSENGER CAR RENT  
 10620 CORURDU INC...PASSENGER CAR RENT  
 10620 CORURDU INC...AUTOMOBILE LEASING  
 10620 G & R RENT-A-CAR...PASSENGER CAR RENT  
 10620 GNR RENT A CAR...PASSENGER CAR RENT  
 10620 GNR RENT A CAR...AUTOMOBILE RENTING  
 10623 MC DONALDS HAMBURGERS...QUICK SERV BURGER  
 10623 MCDONALDS...FAST FOOD RESTAURANT  
 10626 GARY DDS BRATMAN...RESIDENTIAL  
 10626 VENICE OVERLAND DENTAL...DENTISTS  
 10626 VENICE OVERLAND DENTAL...DENTISTS OFF,CLINIC  
 10628 CENTENNIAL REAL ESTATE...REAL ESTATE  
 10628 CENTENNIAL REALTY...REAL ESTATE AGT,MGR  
 10630 ALWAYS SAFE DRIVING SCHOOL...SCH,EDUCTL SV NEC  
 10630 ALWAYS SAFE DRIVING SCHOOL...DRIVING INSTRUCTION  
 10630 BUFFA CHARLES...RESIDENTIAL  
 10646 SHELL...GASOLINE SV STATION  
 10646 WINALL OIL CO...SERVICE STATIONS-GASOLINE & OIL  
 10701 JACK IN THE BOX...QUICK SERV BURGER  
 10701 JACK IN THE BOX...RESTAURANTS  
 10704 CALIFORNIA PIZZA KITCHEN...QUICK SERV PIZZA PARLOR  
 10704 FAMIMA CORP...GROCERY STORES  
 10704 GOODYEAR TIRE...AUTO AND HOME SUPPLY STORES, NSK  
 10704 GOODYEAR TIRE CTR...TIRE-DEALERS-RETAIL  
 10709 M.J.MARIN DRAPERIES...RET MISC HOMEFURNISHINGS WHOL HOMEFURNISHINGS  
 10709 MOTOR AVE GUITARS...RET MUSICAL INSTRUMENTS  
 10709 REVOLUTION GUITAR...MUSICAL INSRMNT REPAIR  
 10715 COMPLETES PLUS...AUTOMOBILE PARTS & SUPPLIES-WHOLESALE  
 10715 COMPLETES PLUS...AUTO SUPPS,PARTS



## Part 2 of 2

10717 ZABUMBA...EATING PLACES  
 10721 MARVIN WORCHELL...RESIDENTIAL  
 10721 MARVIN WORCHELL DDS...DENTISTS OFF,CLINIC  
 10737 ALL BIRD CLINIC...ANIMAL HOSP-PETS  
 10737 BARRY M DVM BAUM...RESIDENTIAL  
 10737 CENTER SINAI ANIMAL HOSP...VETERINARY SPC SVS  
 10737 CENTER SINAI ANIMAL HOSPITAL...VETERINARY SERVICES  
 10737 CHRISTOPHER DVM ELLIOTT...RESIDENTIAL  
 10737 EVELYN DVM TOM...RESIDENTIAL  
 10737 KIMBERLY DVM JOHNSON...RESIDENTIAL

3750 SIGNS 4 LESS  
 3752 CONY'S BEAUTY SHOP  
 3754 GLEN RUSSELL...RESIDENTIAL  
 3754 PAPER CHASERS  
 3757 CHRISTINE K FABRIC COLLECTION...SEWING AND NEEDLEWORK  
 3757 K C ADAMS DESIGNS  
 3762 SANTA MONICA PEST CONTROL...DISINFECTING SERVICES  
 3767 AZABU-YA  
 3767 COMPUTERVICE...PHOTOGRAPHIC PROCESSING EQUIPMENT  
 3767 ESCOBAR CONTRACTING INC  
 3767 JULIAN DESIGNS  
 3767 MAC I JUST...RESIDENTIAL  
 3767 PAYSON ROAD  
 3767 PROPAGANDA ENTERTAINMENT MKTG  
 3772 PRO 1 AUTO SALES  
 3773 NEWTON PLUMBING INC...COINS AND STAMPS  
 3817 SMAR-TEE INC  
 3820 K TYLER...RESIDENTIAL  
 3824 J A DIAZ...RESIDENTIAL  
 3824 KIMIKO GOMEZ...RESIDENTIAL  
 3824 WAYNE FRENCH...RESIDENTIAL  
 3832 PETER JENNINGS...RESIDENTIAL  
 3840 TE LEACH...RESIDENTIAL  
 3848 3848 OVERLAND CO LTD  
 3848 ABNORMAL LAB DJ SVC  
 3848 ARTHUR BALLARD...RESIDENTIAL  
 3848 DANIEL P JR RYAN...RESIDENTIAL  
 3848 DEREK BRYSON...RESIDENTIAL  
 3848 DONALD J GREEN...RESIDENTIAL  
 3848 GEORGE W RHODES...RESIDENTIAL  
 3848 GERNOT WOLFGANG...RESIDENTIAL  
 3848 GIL BENSINGER...RESIDENTIAL  
 3848 H HUA...RESIDENTIAL  
 3848 JASON NAKAGAWA...RESIDENTIAL  
 3848 JOHN S CARROLL...RESIDENTIAL  
 3848 JUDITH FARMER...RESIDENTIAL  
 3848 JUN MAKINO...RESIDENTIAL  
 3848 MARIANTI SUGIANTO...RESIDENTIAL  
 3848 MARK FRIEBAND...RESIDENTIAL  
 3848 MIKE MILLER...RESIDENTIAL  
 3848 R J SMITH...RESIDENTIAL  
 3848 RHAUL SPENCER...RESIDENTIAL  
 3848 SEAN DUGAN...RESIDENTIAL  
 3848 SHLOMY LEVY...RESIDENTIAL  
 3848 TERRANET PC CONSULTANTS  
 3848 YASUHIJIKO NAKAJIMA...RESIDENTIAL

- 10500 WEST LOS ANGELES CHRISTIAN CTR
- 10520 DEBORAH DC & CHIRPRCTR MEDOFF...RESIDENTIAL
- 10520 ECLIPSE ENTERTAINMENT INC
- 10520 JAMES A DC & CHIRPRCTR RAMAGLINO...RESIDENTIAL
- 10522 LEITCH ALAN D OD...SPECIALIZED OPTOMETRISTS
- 10522 WESTSIDE OPTOMETRIC GROUP...SPECIALIZED OPTOMETRISTS
- 10522 WYDEVEN A OD VANDE...RESIDENTIAL
- 10530 BEST CONNECTION TRAVEL
- 10530 KASHMIRA BOUTIQUES
- 10538 MOSELLE RICHARD A DDS...SPECIALIZED DENTAL PRACTITIONERS
- 10538 RICHARD A MOSELLE...RESIDENTIAL
- 10542 LA CENTER FOR COSMETIC SURGERY
- 10550 DAVID FOGELSON...RESIDENTIAL
- 10550 JEROLD M SCHNEIDER...RESIDENTIAL
- 10550 KENNETH W DMD FADER...RESIDENTIAL
- 10550 ROBERT J POSEK...RESIDENTIAL
- 10602 E & J FOREIGN CARS...ENGINE REPAIR
- 10603 BRAKE CENTERS...ENGINE REPAIR
- 10603 SMOG MASTER
- 10606 WINAGURA CO
- 10610 MAXIMO JARA...RESIDENTIAL
- 10612 MICHAEL J WOLFBERG...RESIDENTIAL
- 10614 E J BACKER...RESIDENTIAL
- 10616 ANDREW ROZMARYNOWSKI...RESIDENTIAL
- 10620 AMERICA'S XPRESS RENT-A-CAR
- 10620 COBURDU INC
- 10620 G & R RENT A CAR
- 10620 UGLY DUCKLING RENT-A-CAR
- 10623 DIAL M MCDONALDS...RESIDENTIAL
- 10626 BRATMAN GARY DDS...SPECIALIZED DENTAL PRACTITIONERS
- 10628 A MANDELL INCOME TAX
- 10628 CENTENNIAL REAL ESTATE
- 10628 MANDELL-A EDUCATION CTR...PUBLIC ELEMENTARY AND SECONDARY SCHOOLS
- 10630 ALWAYS SAFE DRIVING SCHOOL...EDUCATIONAL SERVICES
- 10646 WINALL OIL CO
- 10701 JACK IN THE BOX...STEAK AND BARBECUE RESTAURANTS
- 10704 GOODYEAR TIRE CTR...ENGINE REPAIR
- 10704 SAYEGH TIRE INC
- 10709 M J MARIN...RESIDENTIAL
- 10715 COMPLETES PLUS
- 10717 ZABUMBA...STEAK AND BARBECUE RESTAURANTS
- 10721 WORCHELL MARVIN DDS...SPECIALIZED DENTAL PRACTITIONERS
- 10737 ALL BIRD CLINIC...PSYCHIATRISTS AND PSYCHOANALYSTS
- 10737 BARRY M DVM BAUM...RESIDENTIAL
- 10737 CENTER SINAI ANIMAL HOSPITAL
- 10737 DANIEL FERRO...RESIDENTIAL
- 10737 DEAN DVM GEBROG...RESIDENTIAL
- 10737 LILLI DVM FORBRICH...RESIDENTIAL
- 10737 SPIRA ANNELESE DVM
- 10737 TOM EVELYN DVM
- 10737 YVES DVM GALEA...RESIDENTIAL

# OVERLAND AV 90232 CULVER CITY

WEALTH CODE 5.8

## X VENICE BLVD

3801	XXXX	00	
3817	★ SMAR-TEE INC	310-202-1760	+0
3820	● IRWIN Suzanne	00	9
3824	FRENCH Wayne	310-836-8138	1
	● IRWIN Suzanne	00	9
3832	XXXX	00	
3836	XXXX	00	
3840	THOMAS Megan	310-836-4657	+0
3848	BRYSON Derek	310-836-3558	1
	DUGAN Sean	310-204-2564	3
	FRIEBAND Mark	310-202-1152	5
	LEVY Shlomy	310-815-1074	3
3849	XXXX	00	
3851	★ FASHION TIME	310-559-2302	5
3853	XXXX	00	

2000-01 OVERLAND AVE-B

SOURCE: HAINES

3745	XXXX	OO	
3748	BRINDLEY Chris J	310-559-7582	+0
3750	* CAR CONNECTION INTERNATIONAL	310-202-8800	8
	CORTEZ Fernando	310-836-6162	9
	SANCHEZ Cenobio F	310-815-9386	8
3750 1/2	* ZAMORA SERVICES	310-559-5420	9
3752	* CONYS BEAUTY SHOP	310-838-6294	8
3754	* CRAWFORD Susan	OO	+0
	MCCLAIN Carl E	310-559-4958	9
3756	XXXX	OO	
3757	* K C ADAMS DESIGNS	310-204-6500	7
	* K C ADAMS DESIGNS	310-204-0728	8
	* KAMISH DESIGNS	310-204-1020	3
3762	* CALIFORNIA PROPERTY SERVICES	310-204-5505	9
	* KAMISH Anthony	OO	9
	* SNTA MNCA PEST CONTROL BUILDING	310-202-7723	+0
3767	* AD ONE	310-842-8550	9
	* COMING TO VIDEO INC	310-287-1955	9
	* COMPUTERVICE	310-838-9320	+0
	* COMPUTERVICE	310-838-9000	+0
	* E S P VIDEO&GRAPHICS	310-838-8500	+0
	* INST OF PSYCHO STRCTRL BLNCNG	310-450-8301	6
	* INST OF PSYCO STRCTRL BLNCNG	310-815-3675	7
	* IPSB INC	310-450-8301	6
	* K G PRODUCTIONS	310-202-0236	9
	* POWDERHORN PICTURES	310-842-8100	+0
	* PROPAGANDA ENTERTAINMENT MRKTG	310-202-2300	9
	* SIGHT&SOUNDS	310-836-5011	7
	* VALENTINE VDO EDITING STUDIOS	310-202-1300	9
	* W R S MOTION PICTURE&VDO LAB	310-559-9809	+0
	* W R S MOTION PICTURE&VDO LAB	310-559-4401	+0
3767	* KAMISH Anthony	OO	9
3772	* PRO 1 AUTO SALES	310-559-7444	9
	* PRO 1 AUTO SALES	310-845-9326	+0
3773	* NEWTON PLUMBING INC	310-839-1131	
3775	* CHIAPPINELLI P	OO	9
	* CHIPS AUTO RADIO DRIVE IN	310-837-8124	8
	* CHIPS AUTO RADIO DRIVE IN	310-837-8121	8
3820	SHARMA Shaweta	310-202-7880	+0
	WOLFE Charles	310-839-4583	8
3824	DIAZ J A	310-204-5248	6
	HUBBARD Derek	310-837-9541	9
	KUAWATTANAPHAN Nusara	310-836-4984	8
3840	MOLNAR Paul	310-839-0220	+0
3848	* APARTMENTS ALAMPARAMBIL Jemvy C	310-836-0789	+0
	ALNAJDI Mohammad S	310-815-9147	+0
	AUYEUNG Kai Yin	310-836-1471	+0
	BARNES Gerard V	310-838-7584	9
	CABAL Alan	310-841-2134	+0
	CARROLL John S	310-838-8693	6
	CHANG Renajo	310-839-5285	+0
	DELUNA Andres	310-838-7269	7
	DIFFRIENT D Scott	310-559-4346	+0
	DOSER James F	310-838-7393	+0
	ERA Colby J	310-842-9007	+0
	FRICKE Marty M	310-287-0752	+0
	FRIBAND Mark	310-559-4376	8
	GEOFFRON Anthony	310-559-3032	+0
	HA Wonhak	310-839-1182	+0
	HAYES T K	310-815-9777	+0
	JHAVERI R	310-815-0138	+0
	KANG Ju Lee	310-836-3703	+0
	KIM Taeun	310-838-4233	+0
	LEE Ho	310-558-8327	+0
	LEVY Ely	310-287-0409	7
	MOJADDEN Saad	310-559-9340	9
	NISHIMOTO Kevin P	310-836-2721	+0
	OBARA Ryoichi	310-204-1960	+0
	POE Maurice	310-837-4116	+0
	RANIGA Divinesh	310-280-3988	+0
	READY Joshua V	310-839-9504	+0
	REICH Michael	310-836-6534	8
	ROSENZWEIG Paul	310-559-3195	9
	SHEPPARD Lisa	310-833-7964	+0
	SLADE Sylvia A	310-815-1995	+0
	SPALITRO Jason W	310-839-6946	9
	TOKURA Nao	310-839-4120	+0
	VIGIL Manuel	310-280-0745	8

2000-01 OVERLAND AVE-C

SOURCE: HAINES

OVERLAND AV 9003  
 WAGNER Gunter 310-559-93  
 \* 3848 OVERLAND CO 310-839-38  
 LTD

3848 .....  
 NO# MULVIHILL Jason 310-470-52  
 \* 270 BUS 871 RES 398 N

10410	XXXX	00	
10424	* RONY'S CAR PROS	310-842-9384	9
X	MENTONE AV		
10500	* WEST LA CHRISTIAN CENTER	310-559-4656	
10520	● COLUMBU Franco	00	9
10522	* LETCH ALAN D OD	310-839-3544	9
	* VANDEWYDEVEN A J OD	310-838-0521	
	* VICKREY WM E	310-838-0521	
	* WESTSIDE OPTOMETRIC GROUP	310-838-0521	
10526	● WAGNER William	00	9
10528	* WAGNER HYDRAULIC EQUIP CO	323-272-2091	3
10530	* BEST CONNECTION TRAVEL	310-559-2370	+0
	* BEST CONNECTION TRAVEL	310-559-7913	+0
	● FISKE Steve	00	9
10538	● BEST Wada	00	9
	* MOSELLE RICHARD A DDS	310-838-1069	
10542	XXXX	00	
10550	* DENTAL IMPLANTS	310-559-9490	5
	* FOGELSON DAVID DDS	310-559-9490	5
	* POSEK ROBERT J DDS	310-559-9490	5
	* SCHNEIDER JEROLD M DDS	310-559-9490	

VENICE BLVD		90232 CONT.
X	KEYSTONE AV	
10602	* E&J FOREIGN CARS	310-287-0888
	● REITSHEIN Eduard	00
10606	* WINAGURA CO	310-559-0366
10610	● SEIN Victor	00
10612	WOLFBERG Michael J	310-559-9582
10614	BACKER E J	310-204-5919
10616	ROZMARYNOWSKI Andrew	310-559-4485
10620	* AMERICAS XPRESS RENT A CAR	310-837-7752
	* G&R RENT A CAR	310-837-7752
10626	* CRISWELL BUFORD DR OFC	310-838-5926
10628	* A MANDELL INCOME TAX	310-837-8474
	* A 1 INCOME TAX	310-837-8474
	* CENTENNIAL REAL ESTATE	310-836-8865
	* MANDELL A EDUCATION CENTER	310-837-8474
10630	XXXX	00
10646	● KEELER Fred	00
	* WINALL OIL CO	310-558-9414
X	OVERLAND AV	
10704	* GOODYEAR TIRE CENTER	310-559-2490
	* SAYEGH TIRE INC	310-559-2490
X	CULVER CT	
10768	XXXX	00
10780	* SUPERCUTS	310-559-6174
X	MIDWAY AV	



10431	●SHUFFLEBOTHAM	OO	9
10445	★SAHARA CAFE	310-559-1808	+0
10520	★WESTAR ENTERTAINMENT INC	310-836-6790	9
10530	★KASHMIRA BOUTIQUES	310-559-1440	+0
10538	XXXX	OO	
10542	★LONDON&ASSOCIATES INC	310-202-2200	6
10602	★WEST LA IMPORTED CARS	310-287-0888	4
10603	★BRAKE MASTERS	310-837-7708	+0
	★SHAJARI ABOLFAZAL	310-842-3729	+0
	★SMOG MASTER	310-559-5550	+0
	★TIRE MASTER	310-839-7777	9
10610	XXXX	OO	
10623	★MCDONALDS DIAL M	310-938-7867	4
	★MCDONALDS RESTAURANT	310-838-6976	
	●SCHULMAN Joseph	OO	+0
10630	★ALWAYS SAFE DRIVING SCHOOL	310-558-8161	8
10701	★JACK IN THE BOX FMLY RSTRNTS	310-836-2385	9
10709	★MARIN DRAPERIES	310-839-6414	9
10711	XXXX	OO	
10713	●ROTLATT Melvin	OO	9
10715	★COMPLETES PLUS	310-842-8777	+0
10717	★ZABUMBA	310-841-6525	3
10721	★WORCHELL MARVIN DR DNTST	310-837-3582	
10735	●BAUM Barry	OO	9
10737	★ALL BIRD CLINIC	310-559-3770	
	★BAUM BARRY M DVM	310-559-3770	
	★BREWSTER DAVID DVM	310-559-3770	9
	★CENTER SINAI ANIMAL HOSPITAL	310-559-3770	
	★PALMER SCOTT DVM	310-559-3770	9
	★TOM EVELYN DVM	310-559-3770	9
10755	★EVY OF CALIF	310-559-3000	2
10757	★ENTERPRISE RENT A CAR	310-839-5600	8

# OVERLAND AV 90232 CULVER CITY

WEALTH CODE 8.4

3817	★BACKSTOP PIZZA	559-1713	
3820	KIM Christopher	204-3829	+5
3824	FRENCH Wayne	836-6138	1
	GOMEZ Klmiko	838-5097	
3828	XXXX	OO	
3832	JENNINGS Peter	559-9859	6
3836	XXXX	OO	
3840	LEACH T E	836-6884	8
3848.....	APARTMENTS		
	BENSINGER Gil	559-3173	+5
	BRYSON Derek	836-3558	1
	DUGAN Sean	204-2564	3
	FAVRETTO Jeff	836-9054	+5
	FARMER Judith	204-5451	+5
	FRIEBAND Mark	202-1152	+5
	GRIFFIN A S	559-0966	+5
	KENICHI Nakano	559-7509	4
	KIM P	202-8010	+5
	KIM Seung Wook	838-1220	+5
	LEVY Shlomy	815-1074	3
	MOORE John B	836-6428	3
	★NA YSOSIG	202-8042	+5
	NAGATO Keorw	558-0868	4
	NAKAGAWA Jason	838-8230	4
	NAKAJIMA Yasuhiko	838-1606	4
	ROTH Helmut	815-9139	3
	RYAN Daniel P Jr	559-7066	3
	SPANKNOBLE David	815-1344	3
	WOLFGANG Gernot	204-5451	+5
3848.....	.....		
3849	XXXX	OO	
3851	★FASHION TIME	559-2302	+5
3853	★CROWN BOOKS	559-0233	6
3855	.....		

3745	★BLACKER SIDNEY ATTY	838-3883	8
3752	★CONYS BEAUTY SHOP	838-6294	0
3754	XXXX	00	
3756	★PATH	558-4295	6
3757	★FURNITURE FACTORY	839-2211	
	★K C DESIGNS	839-2211	
	★KAMISH DESIGNS	839-2211	
	★KAMISH DESIGNS	204-1020	3
3762	XXXX	00	
3767	..... BUILDING		
	★ACTION SPCLTY INTL	202-8503	+5
	★COMTECH STILLTE PGNG	841-6140	4
	★CONTRCTRS LABOR PL	559-3711	4
	★CULVER PSTPRDCTN	559-4369	+5
	★DAWN PATROL	841-6780	4
	★GREENPEACE	287-2210	+5
	★GREENPEACE ART	836-4719	+5
	★GRIFFIN PICTURES	841-4959	+5
	★JUST MAC IT	842-6152	3
	★POV POINTS OF VIEW	202-8385	4
	★TEL PRO MARKETING	815-1700	+5
	★TEL PRO MARKETING	815-9507	+5
3767	.....		
3772	★MY AUTO SALES	815-8422	+5
3773	★NEWTON PLUMBING INC	839-1131	
3775	★CHIPS AUTO RADIO	837-8124	
	★CHIPS AUTO RADIO	837-8121	
	★ 254 BUS 517 RES	232 NEW	

10424	XXXX		00
10500	★WEST LA CHRISTN CT		559-4656
10520	★CULVR CTY BACK&NECK		839-2323 7
	★MEDOFF DEBORAH DC		839-2323 7
	★RAMAGLINO JAS A DC		839-2323 7
10522	★VANDEWYDEVEN A J OD		838-0521
	★VICKREY WM OPTMTRST		838-0521
	★WESTSD OPTMTRC GRP		838-0521 9
10526	XXXX		00
10528	★WAGNER HYDRAULC EQP		272-2091 3
10530	★FISK IT PLUMBING		839-4319 0
10538	★MOSELLE RICHARD DDS		838-1069
10542	XXXX		00
10550	★DENTAL IMPLANTS		559-9490 +5
	★FADER KENNETH W DMD		559-9490 +5
	★FOGELSON DAVID DDS		559-9490 +5
	★POSEK ROBERT J DDS		559-9490 +5
	★SCHNEIDER J M DDS		559-9490
10602	★E&J FOREIGN CARS		287-0888 9
10606	XXXX		00
10610	★VICTOR REALTY		837-3488 0
10612	WOLFBERG Michael J		559-9582 6
10614	BACKER E J		204-5919
10616	ROZMARYNOWSKI A		559-4485 7
10620	★AMERICAS XPRESS R		837-7752 +5
	★G&R RENT A CAR		837-7752 +5
10626	CRISWELL Buford DR		838-6926
10628	★A MANDELL INCME TAX		837-8474
	★A1 INCOME TAX		837-8474 4
	★CENTENNIAL REAL EST		836-8865
	★MANDELLA EDCTN CT		837-8474
10630	★MORE AMSNG TRFFC SC		841-5849 4
	★MORE LGHS TRFFC SC		841-5854 4
10646	★WINALL OIL CO		558-9414
10704	★GOODYEAR TIRE CNTR		559-2490
	★SAYEGH TIRE INC		559-2490
10768	★SUPER IMAGE PHOTO		204-2100
10780	★SUPERCUTS CULVR CTY		559-6174



	*BETTER WAY TO MOVE	587-1222	2
10445	*S K SEAT COVERS	559-5575	2
10530	XXXX	00	
10542	XXXX	00	
10602	*WEST LA IMPRVD CARS	287-0888	4
10603	*AUTO COMPLEX INC	815-3535	+5
10610	*R M S PROPERTIES	837-3488	3
10623	*MCDONALDS DIAL M	838-7867	4
	*MCDONALDS RSTRNT	838-6976	9
10630	XXXX	00	
10701	*JACK IN THE BOX	838-2385	8
10709	*MARIN M J DRAPERIES	839-6414	
10711	*BILTUFF MFG CO	836-8833	3
	*MARTIAL ARTS SPL CO	836-8833	3
10717	*ZABUMBA	841-6525	3
10721	*ELLISON PHILIP DR	837-3582	
	*WORCHELL MARVIN DR	837-3582	
10737	*ALL BIRD CLINIC	559-3770	
	*BAUM BARRY M DVM	559-3770	
	*CENTER SNAI ANML	559-3770	
	*CENTERSINAI ANIMAL	838-1234	
	*FERRO DANIEL	287-0139	1
	*FORBRICH LILLI DVM	559-3770	+5
	*GALEA YVES DVM	559-3770	+5
	*GEBROG DEAN DVM	559-3770	1
10755	*EVY OF CA	559-3000	2
10761	*POTTERY STORE THE	558-3124	8
10801	*BENEFCL DENTAL PLAN	836-5473	9
	*DR G S FRANKEL DNTL	836-3476	4

	*FURNITURE FACTORY	839-2211	
3745	*BLACKER SIDNEY ATTY	838-3883	
3750	BECKER Bob	204-2767	
3750 1/2	CANIZALES Oscar Jr	839-7071	
	RIVAS Maria	559-3034	
3752	*CANYS BEAUTY SHOP	838-6294	
3754	*JUMP STREET	202-0996	
3756	*PATH	558-4285	
3757	*FURNITURE FACTORY	839-2211	
	*K C DESIGNS	838-2211	
	*KAMISH DESIGNS	839-2211	
3762	*CELEBRITY SOUND	287-0232	
	*CRAIG CELEBRITY CAB	287-1858	
3767	*ALLIED HEALTH EDCTN	839-4437	
	*ANDERSON HOWARD CO	559-4369	
	*CIRCUITRON CORP	837-5100	
	*DEERFIELD	839-1177	
	*NATL SOFTWARE LABS	559-5456	
	*RELIABLE HLTH CARE	839-4448	
	*WILLIAM KENNETH D	839-4433	
3773	NEWTON K J	837-1604	
	*NEWTON PLUMBING	839-1131	
3775	*CHIPS ATO RDO DRVIN	837-8124	
	*CHIPS ATO RDO DRVIN	837-8121	
	* 277 BUS 594 RES	273 NEW.	

# OVERLAND AV 90232 CULVER CITY

3817 ★BACKSTOP PIZZA 559-11  
3820 BISWAS Bhismadeva 838-65  
CHA Min Soo 837-84  
MAHALINGAM Soman 287-04

OVERLAND AV 90232 CONT..  
3824 AGUILAR Stella 838-2741 7  
BLOOM Danl H 837-1620 6  
GOMEZ Kimiko 838-5097 2  
3828 ★L A SUZUKI PIANO 838-3004 +0  
3828½ KERSTATERMINIC Jas 837-8508 +0  
KERSTETERMINIC K 837-8508 +0  
3832 JENNINGS Peter 559-9859 6  
SANDERSON Michael 838-6720 9  
3836 CUJAK Christina 838-9520 +0  
3840 LEACH T E 836-6884 8  
3848..... APARTMENTS  
ANDERSON Dana Jr 836-4881 +0  
BUSH Paul T 839-4370 9  
DAWSON Mariko 559-5341 +0  
FARLEY J D 838-7411 9  
GEFFIN Gerald 837-4285 9  
GOTO Hanae 836-0630 9  
HAGAN Anthony N 202-0853 8  
HOWARD Wm 836-0400 6  
KURATA Akira 841-0855 +0  
MANDELSBERG S 287-1090 +0  
NASTRUZ Steven 836-5426 8  
NISHINO Kei 202-8225 9  
ONISHI Y 837-1192 9  
ROBINSON Tracy D 836-1965 +0  
SCHEINGARTEN Lisa 204-0683 +0  
SHAW Elizabeth M 839-4821 9  
VICK Kurt A 559-5085 +0  
WATSON Eric 202-7278 9  
WILLIAMS James 838-3615 +0  
WONG William 204-1978 +0  
YAMADA Shuji J 204-1691 +0  
★3848 OVERLAND CO 838-3847 7  
3848.....  
3849 XXXX 00  
3853 ★CROWN BOOKS 559-0233 6  
3855 ★TRAK AUTO WEST 837-3947 5  
3857 ★CLOTHES TIME INC 836-5162 7



10418	*CA DANCE CENTER	204-2613	8
10424	*HOLIDAY MOTOR HM SV	559-2993	
	*HOLIDAY MOTOR HOMES	836-5481	6
	*HOLIDAY MTR HM SERV	559-2993	7
10500	*WEST LA CHRISTN CT	559-4656	2
10520	*CULVR CTY BCK&NECK	839-2323	7
	*MEDOFF DEBORAH DC	839-2323	7
	*RAMAGLINO JAMES DC	839-2323	7
10522	*VANDEWYDEVEN A J OD	838-0521	
	*VICKREY WM E	838-0521	
	*WESTSD OPTOMTRC GRP	838-0521	9
10526	XXXX	00	
10530	XXXX	00	
10538	*BALL BEVERLY DR DDS	837-5613	5
	*MOSELLE RICHARD DDS	838-1069	2
10542	*DOUMAR REALTY	559-8613	6
10550	*SCHNEIDER J M DDS	559-8490	
10602	*E&J FOREIGN CARS	287-0888	9
10606	*WINAGURA CO	559-0366	
10610	XXXX	00	
10612	WOLFBERG Michael J	559-9582	6
10614	BACKER E J	204-5919	
10616	ROZMARYNOWSKI A	559-4485	7
10620	*UGLY DUCKLING CAR	837-7752	6
10626	*CRISWELL BUFORD DR	838-6926	
10628	*A MANDELL INCOME TX	837-8474	
	*A 1 INCOME TAX	837-8474	
	*CENTENNIAL REAL EST	838-8865	
	*MANDELL A EDUC CNTR	837-8474	
	*WESTSD EDUCATION CT	837-8474	
10630	XXXX	00	
10646	*WINALL OIL CO	558-9414	3
10704	*GOODYEAR TIRE CNTR	559-2490	3
	*SAYEGH TIRE INC	559-2490	3
10761	*ARTCRAFT ENTPRS INC	836-6102	6
10768	*SUPER IMAGE PHOTO	204-2100	3
10780	*SUPERCUTS	559-6174	3
10802	STEWART I D	838-4373	

VENICE BLVD		90034 CONT.	
	*LANVICH DESIGNS	559-7819	9
	*MEDICAL GROUP EYES	838-8165	8
9039	*COSMOS TRADING CO	204-0810	5
9055	*DECORATORS PLACE 2	559-1610	6
9059	*INTERCAMBIO USA	202-8199	5
	*SUN VLY WATERBEDS	838-8962	8
	*SUN VLY WATERBEDS	202-8199	5
9069A	*URSULAS COSTUMES	559-8210	6
9201	*BLOCK BUSTER VIDEO	837-1286	0
9203	XXXX	00	
9215	XXXX	00	
9221	*JENNY CRAIG WGT LB	838-8464	0
9229	*F G S INSURANCE AG	287-3300	0
9341	XXXX	00	
9414	JACOBS Marvin L	838-7954	0
	SARICINA MTR	838-9184	0
9602	*EXCELL CPTL GRP INC	559-0714	0
	*INS AGCY OF AMERICA	841-0255	0
	*2 MAGAZINE	839-2222	0
9624	*GOVINDAS NTRL FOOD	836-4104	0
9636	*ADDRESS OF C&SHWRM	559-8173	0
9701	BHAKTIVEDANTA Book	559-8540	7
	JUERGENS Robert	837-4913	9
	KADETZ Stuart	204-0799	0
9707	XXXX	00	
9709	XXXX	00	
9711	BHUTA Mahesh	202-1221	0
	LEVINE Peter	837-0828	+0
	TIBWELL Christine	839-5650	0
9733	*CHURCH OF CHRIST	202-7660	0
	*CULVR PALMS CHURCH	202-7667	4
9801	*MEJIA BROS	838-2191	1
	*PAC AUTO SALES&LSNG	837-0814	9
9808	XXXX	00	
9813	STUBBS Michael	558-0865	9
9815	XXXX	00	
9829	XXXX	00	
9901	*MAHALO FLOWERS	838-0438	5
9903	*INDIA SWEET SPICES	839-8907	5
9905	*MEDICAL WGT CNTRL	837-2352	5
	*PACKAGING ROOM	837-7647	7
	*STEIN MEDICAL	837-2352	5
9907	XXXX	00	
9909	*GOLDEN GLOW CLEANER	838-1480	5
9925	*AARONSON BROS TICKT	202-0056	4
	*GOLD LARRY TCKT AG	202-0053	5
	*TICKET TIME	202-0053	2
9927	*ENTERTAINMENT SPECLSTS	838-1213	4
9929	*DATA DESIGN FURN	202-7300	3
	*ENVOY PPRTY MNGMNT	202-7100	3
	*SPACE MANAGEMENT	202-7300	3
9931	XXXX	00	
10001	*BENFORD RICHARD MD	839-4381	1
	*BERG ALAN M MD	839-4381	1
	*CULVER PALMS MDCL	839-4381	1
	*DUBICK FRED H OD	839-4381	1
	*FEINFELDER ROBERT MD	839-4381	1
	*GOODMAN HAROLD F MD	839-4381	1
	*HO FREDERICK MD	839-4381	1
	*KIRSK HENRY L MD	839-4381	1
	*LESTER ARNOLD I MD	839-4381	1
	*MADDEL HASSEL J MD	839-4381	1
	*MORALES WILSON A MD	839-4381	1
	*MORISAKI MICHAEL MD	839-4381	1
	*MORRILL MARCIA PHD	839-4381	1
	*RIPPLE RICHARD MD	839-4381	1
	*SALCEDA NORMA C MD	839-4381	1
	*SALM ANDREW MD	839-4381	1
	*SANO T MD	839-4381	1
	*SAYRE S A MD	839-4381	1
	*SHERWOOD H R MD	839-4381	1
	*SHERWOOD TRIMBLE	839-4381	1
	*SHERWOOD TRIMBLE	839-1191	3
	*SHIMOMAYA STEVEN MD	839-4381	1
	*SOUTHRN CA MALE CTR	870-8631	6
	*UMALI MARY JUDRA	839-4381	1
	WEBER Robert MD	839-4381	1
	*WHITMAN STANLEY MD	839-4381	1
	*ZILKA EZECKIEL MD	839-4381	0
10005	*MEDICAL CTR PHAR	839-8978	5
10019	*PALMS PET SINGROOM	839-9195	5
10020	*SUN DUNS KITCHEN	202-7770	+0
10105	*CHRIS PIZZA RSTRNT	838-2151	
	*CHRIS PIZZA RSTRNT	558-0031	1
10107	XXXX	00	
10113	*SMART&FINAL	559-1722	2
10147	XXXX	00	
10205	*JERRYS V DUB HEAVEN	204-0310	7
10207	*AUDIO MARKETING SYS	839-2000	9
10211	*ALPHABETA REGA CHRSTN	837-1079	8
10213	*JAM JANITORIAL SPLS	837-5342	
10217	*BIG SEVEN LIQUORS	838-6713	
10219	*PASSON FRNTR SALES	559-3562	9
10223	XXXX	00	
10225	*STAR CRAFT DRAPERY	839-6968	2
10227	*LAS PALMAS RSTRNT	838-0963	1
10231	*LIBERTY TIRE CO	870-6367	+0
10301	*A 1 AUTO UPHOL SHOP	202-0820	6
	*CURV IMPORTS	839-8384	8
	*MARIO BODY SHOP	837-6866	9
10303	*AARONS MOTORS WHSL	870-4675	5
10313	XXXX	00	
10319	*VERSAILLES REST	558-3168	3
10327	*WYBICKI T DESIGNS	837-3293	7
10335	*MICHAELS DRAPRY	838-8456	
	*MICHAELS DRAPRY INC	838-8456	
10341	*SURPLUS STORE THE	870-4687	7
10401	... BUILDING	202-6810	+0
	*BODI PERFECT DEBORH	839-1545	+0
	*C V TOTAL FITNESS	839-1545	+0
	*CITY CAPITAL	204-2555	+0
	*ERIKSON PARTNERSHIP	204-0600	9
	*HAIR VISIONS	202-1600	9
	*HOT BODS ENTERPRISE	837-8871	8
	*J D S REALTY PTRNRS	204-1445	+0
	*JOHNSON GARY A INS	838-6164	+0
	*L A C E O	838-0173	9
	*LA BRKRD CO CA CORP	204-5800	9
	*LA LAND CO	204-2020	9
	*LLOYDS AMERICAN ASC	836-1586	+0
	*PERSONAL BEST FTNS	838-1413	+0
	*PRINTMASTERS WLA	204-4793	9
	*PRIVATE EXERCISE	204-5345	8
	*ROLANDS 1 2 1	837-6866	9
	*STYLE ENTERPRISES	287-2576	+0
	*SUBWAY SANDWICHES	204-2730	9
	*TANFASHTIC HAIR VSNS	202-1800	9
	*TAYLOR MADE FITNESS	839-9330	9
	*ULTIMATE FITNESS	202-8730	9
	*VIDEO 101	202-9101	9
	*WALD ORGANIZATION	287-0590	+0
	*YOGURT DELITE	558-1808	9
	ZAKHEIM Naitig	204-0870	+0
10401	XXXX	00	
10421	XXXX	00	
10425	*PALM TREE LOR STORE	202-0803	8
10429	XXXX	00	
10530	*FISK IT PLUMBING	839-4318	+0
	*TEA HOUSE&NATURL FD	202-0832	+0
10603	*WEST LA IMP CARS	475-0501	6
10610	*VICTOR REALTY	837-3488	+0
10620	*UGLY DUCKLING RENT	475-4206	4
10623	*MCDONALDS DIAL M	838-4303	5
	*MCDONALDS RSTRNT	838-6976	5
10630	*SHAN DA	839-3210	+0
10701	*JACK IN THE BX REST	835-2385	8
10709	*MARIN M J	836-5414	4
10711	*MARTIAL ARTS SPPLS	870-9868	
10721	*ELLISON PHILIP DR	837-3582	
	*WORCHESTER MARVIN DR	837-3582	
10737	*BAUM BARRY M DVM	837-3582	
	*ALL BIRD CLINIC	559-3770	6
	*ALL BIRD CLINIC	559-3770	6
	*CENTER SINAI ANIMAL	559-3770	6
	*CENTER SINAI ANIMAL	838-1234	3
	*LEMBRE DOUGLAS DVM	559-3770	+0
	*ROSENBERG LAURA DVM	559-3770	+0
VENICE BLVD		90034 CONT.	
	*SCHULMAN ALAN DVM	838-1234	8
	*SCHULMAN ALAN DVM	559-3770	
	*EVY OF CALIF	870-5791	
10755	*ART CRAFT DESIGNS	559-1056	9
	*POTTY FORE THE	558-3124	8
10801	*BENEFCL DENTAL PLAN	838-3478	8
	*BENEFCL DENTAL PLAN	838-5473	9
	*FRANKEL G S DENTAL	838-3478	5
10829	*CA ST EMP JOB SERV	837-0181	3
10835	*LINDO MICHAEL REST	558-2074	3
10849	*LA PICCATTA RSTRNT	558-1549	9
	ORTEGA Ada	841-2945	+0
	VASQUEZ Oscar	204-5964	+0
10853	*HAWKINS MARTIAL ART	838-5133	5
10855	XXXX	00	
10859	*GRINNELL ASSOCIATS	870-7277	
	*PAC GLASS&MIRROR	559-2198	4
10861	*RUTHIES BEAUTY SLN	838-8622	
	*CAFE FRITS	838-3524	7
	*FRUITS CAFE	838-3524	9
10863	*K VIDEO	280-0496	+0
10865	*ALLSTATE INS SALES	204-6966	+0
10867	*LAMPERTS NATRL FOS	838-8454	
10875	*FURNITURE DESIGN	838-1552	8
10881	*AUTO ELECTRIC SV	558-8372	3
	*INTL INTERIORS	559-4953	6
	*WESTSD AUTO SALES	559-8358	9
10887	*MAYS SHOE REPAIR	558-9756	1
	*WESTSD CARPET INC	204-4409	8
10891	*CHAMPION LIQUOR MTR	838-5433	
10893	*YOUNGS REFRIG	559-6814	7
10899	*SARNAS LOUNGE	839-8197	
10905	*CLEANING CLUB THE	838-4540	8
	*MA INC	204-5540	9
	E Mallia	204-5542	0
	*K M K MNGMNT CO	559-5285	9
	LIZON TAILORS	558-8611	+0
	*ROMAL CONSTRUCTION	838-0344	0
	ROSENBERG Larry	287-0964	+0
	*SOFTSEARCH	838-0344	+0
10907	*VIDEO 1 2 3	558-3084	+0
10909	*MODEL NAIL	837-9240	+0
10913	*EXCLUSIVE REALTORS	204-1072	8
	PAIK Seonvii	838-5054	9
10915	*ISLAMIC FOUNDATION	390-8738	+0
10925	*EL CAMAGUEY MKT	839-4037	
10927	*NEAT N CLEAN	204-3563	6
10935	*ART PHOTO	837-1087	0
10935	*CHRISTINES BTY SLN	837-1114	3
10937	*FLORAL EXPRESSIONS	841-2911	+0
10939	*RAES LOUNGE	202-8454	3
10939	*HALE Alan	558-9776	0
10943	*BELGLASS CO	837-5331	3
10945	*LAGUICALLA RECRD SH	204-5827	2
10947	*ABNER CO THE	838-4275	
10953	*TANGO EXPRESS	838-1336	7
10953	*PELAYO DISTRIBUTORS	838-4551	7
10955	*TROPICAL MARKET	558-1273	4
10957	*HAIR CREATIONS	202-0061	5
10957	*RUJE BEADS&JEWELRY	839-8364	+0
10957	*MILLER LITHO ARTS	838-3622	8
10959	*MARS TEMPORARY AGCY	838-4351	7
10967	*G S STEEL CO	838-6010	
	*LEON MOTORS	558-9288	1
	*MAX AUTO REPAIR	839-8665	9
	*OMEGAS RADIATOR	839-1616	8
11007	SVI	837-3268	+0
11009	SARRAZIN Jos Sr	837-9632	8
	VAZQUEZ Epifanio	838-4846	+0
11011	*UNIVRSL LANDSCAPE	837-5655	9
11013	MARTIN Ota	838-3680	+0
11013	*FLORAL DESIGN	838-5463	+0
11015	*COLLINS Michele	838-0987	+0
	*COLLINS Neil	838-0987	+0
11017	*CERVANTES German	837-4597	9
11019	*HURUDIN Nadimuddin	836-6512	9
11021	*RUANO Ruth	280-0298	+0
11023	XXXX	00	
11025	XXXX	00	
11035	*PIEKARSKI Krystyna	280-0687	+0
11043	LEE J R PAINTER	202-0148	3
11055	*ORVIN David	836-4947	+0
11053	XXXX	00	
11061	... APARTMENTS	838-1498	8
	CARRAL Manuel	839-7349	+0
	MYER Robert	838-8865	
	PICADO Vicente	838-8865	
	PONCE Jesus	841-0833	+0
	SANDOVAL Margarita	558-9968	+0
11081	... PARTNERSHIP	838-4156	8
	BANLOWER Mark	836-8782	9
	GHEEWALLA Noorella	836-0245	5
3	LOPEZ Lorenzo	837-4206	8
6	ROSENFELD G M	837-4206	8
8	SHIMOTSUKA B	839-6633	
11081	... PARTNERSHIP	202-6075	8
11101	*SMITH LLOYD G DO	202-1775	+0
11103	*SMITH THERAPY CNTR	202-1775	+0
11103	*BLUE STAR E DDS	838-2259	7
11103	*CHALMERS PETER ODS	839-2259	8
11111	ELLIOTT Bob	202-9397	0



## OVERLAND AV 90232 CULVER CITY

3817	BARROS PIZZA	559-1713	1
3799	FLORES BENITA M	837-4169	+5
3820	KAHN SCOTT	202-7891	+5
	MCLEOD GREG	202-9416	+5
	WHITE MARK D	838-5485	4
3824	AGUILAR STELLA	204-2561	+5
	BLOOM DANL H	837-1620	+5
	GOMEZ KIMIKO	838-5097	2
	VAIDYANATHAN SURESH	558-8108	+5
3828	XXXX	00	
3832	YOUNG E	839-8020	3
3836	FROHMAN PETER	838-4605	
3840	ROBBINS C A	838-9707	4
	TANG D	559-1343	
3848.....	APARTMENTS		
	ABBEDUTO LEN	202-0895	+5
	AMATO CHRISTINE	838-5779	+5
	ANDO CHIKAKO	837-1046	+5
	BUNES B M	837-0810	+5
	DECOOK APRIL	838-5071	+5
	FORESTIERE SANTO	839-8403	+5
	GUTTER MARCEL	204-0478	+5
	HART JOHN	839-5653	+5
	HIROTA BILL	838-4259	+5
	HUTCHISON JEANNINE	202-0386	+5
	KATCHEN RIK	838-8327	+5
	KELLY KELLY	839-8542	+5
	LORIA MARIANO JR	838-4846	+5
	LUXENBURG JOHN E	838-7417	+5
	MADISON THOMAS	837-9020	+5
	MOUANES HABIL	839-3524	+5
	OVERLAND PARK PLAZA	839-3647	+5
	PHILLIPS C A	204-0460	+5
	RAJNA GEO	202-0633	+5
	RESGIVO SALVATORE	837-3185	+5
	RIO ROSE	559-2535	+5
	ROBINSON JAS D	204-3117	+5
	STANLEY STEVEN M	558-4632	+5
	SUDDERTH DELRAY	838-5676	+5
	SUMMERS PHIL	838-7946	+5
	TOTTA MARK P	204-0541	+5
	TURPIN K	202-0895	+5
	VALUSKI MARTHA	838-2272	+5
	WALSHE JAMES C	204-0676	+5
	WESTERMAN RHETT	202-1506	
3848.....	YI KWANG MOON	559-0150	
3865	ALLEYCAT BISTRO	204-3660	
3849	COTE JOS	558-1603	
3855	TRAK AUTO WEST	837-3947	
3855	METROPAK CAFE	204-3660	

3745	LORE URGENT INC	204-1080	+5
8	3748	XXXX	00
5	3750	WILD WALLET	558-4809 1
5	3752	XXXX	00
5	3754	ORENDA INC	202-0770 3
	3756	WESTSD REHABILITATN	559-7033 4
	3757	CALIF GLAMOUR	839-2211 4
		FURNITURE FACTORY	839-2211 +5
		K C DESIGNS	839-2211 +5
	3762	CHIPPENDALES	202-8850 3
	3767.....	BUILDING	
		ACCUTYPE WORD PRCSG	837-8973 4
		ALLIED HEALTH EDCTN	839-4437 4
		ANDERSON HOWARD CO	559-4369 4
		CIRCUITRON CORP	837-5100 4
		D C D GROUP	202-7050 3
		DOCS COMPUTR SHW RM	837-3627 4
		DOCTORS OFC CMP SYS	837-3627
		GRANDVILLE STATION	837-0296 4
		MUTEX INTERNATL CO	838-6057 4
		P G INTERIORS	838-2213 4
		P G INTERIORS	558-8350 4
		RELIABLE HLTH CARE	839-4448 4
		SALTER D&CO	558-4525 4
		SPACELABS SERVICE	837-1281 +5
		TRUFFLES A LA CARTE	558-4004 4
		WILLIAM KENNETH D	839-4433 4
	3767.....		
	3771	XXXX	00
	3772	XXXX	00
	3773	ERNEST I N PLUMBING	839-1131
		NEWTON ERNEST PLMBG	839-1131
		NEWTON K J	837-1604
		NEWTON PLUMBING	839-1131
	3775	CHIPS ATO RDO DRVIN	837-8121 7
		CHIPS ATO RDO DRVIN	837-8124 8
		SAVINO EDTN PLATES	837-8045 2
	*	194 BUS 820 RES	274 NEW



10424	HOLIDAY MOTOR HOMES	559-2993 +5	
10425	COLORTEK	202-1984	2
10500	WEST LA CHRISTN CT	559-4656	2
10520	DAVIS JOAN DC	839-2323	4
	DORF BARBARA DC	839-2323	
	STEINBACHER GENE DC	839-2323 +5	
10522	VICKREY WM E	838-0521	
10525	BAPTIST CHRSTN ACDM	204-1436	
	BAPTIST TEMPLE	204-1436	7
	FIRST BAPTIST CH	204-1436	7
10526	XXXX	00	
10528	XXXX	00	
10530	XXXX	00	
10538	BALL BEVERLY DR DDS	837-5813 +5	
	KUBOTA SCOTT S DDS	837-5813	4
	MOSELLE RICHARD DDS	838-1089	2
10542 W	FRANKENSTEIN A DPM	559-2207	3
10550	SCHNEIDER J M DDS	559-9490	9
10602	CULVR CTY BRK SV	559-9052	4
10606	XXXX	00	
10608	XXXX	00	
10612	XXXX	00	
10614	BACKER E J	204-5919	0
10616	XXXX	00	
10620	HORIZONS MOTORS	837-7752 +5	
10622	XXXX	00	
10626	CRISWELL BUFORD DR	838-8926	
10628	CENTENNIAL REAL EST	838-8865	7
10630	XXXX	00	
10646	WINALL OIL CO	558-9414	3
10704	GOODYEAR TIRE CNTR	559-2490	3
	SAVEGH TIRE INC	559-2490	3
10709	XXXX	00	
10717	XXXX	00	
10737	MORIGUCHI JOI	838-6395 +5	
	YAKUSHIJI RUTH	838-6395 +5	
10755	XXXX	00	
10761	ART CRAFT MFG	558-8198	1
10780	SUPERCUTS	559-8174	3
10800	XXXX	00	

10429	PALM TREE LIQR STR	202-0803	2
10435	XXXX	00	
10445	SIDS PLACE	558-9868	2
10526	XXXX	00	
10530	SHERRYS GOOD FOOD	559-1428	0
10542 W	DOUMAR REALTY	559-9613	0
10602	CULVR CTY BRAKE SRV	558-9627 +5	
10603	HOLIDAY MOTOR HOMES	838-5461	3
10606	WINAGURA CO	559-0366	7
10610	PONDELICK J	837-6775 +5	
10614	XXXX	00	
10623	MCDONALDS DIAL M	838-4303 +5	
	MCDONALDS RESTRNT	558-9072	1
10628	A 1 INCOME TAX	837-8474	1
	MANDELL A EDUC CNTR	837-8474	9
	WESTSD EDUCATION CT	837-8474	8
10630	CA FIRE PROTECTION	839-0101	3
	TOSLAND MICHAEL K	839-0101	3
10646	XXXX	00	
10701	XXXX	00	
10709	MARIN M J	839-6414	4
10711	MARTIAL ARTS SPPLS	870-9866	0
10715	XXXX	00	
10721	ELLISON PHILIP DR	837-3582	
	WORCHELL MARVIN DR	837-3582	
10735	XXXX	00	
10737	ALL BIRD CLINIC	559-3770	3
	BAUM BARRY M DVM	559-3770 +5	
	CENTER SINAI ANIMAL	838-1234	3
	CENTER SINAI ANIMAL	559-3770	3
	DAVIS BRIAN	559-3770	4
	GORTON RITA D DVM	559-3770	3
	HORSTMAYER MARGARET	559-3770	4
	WELLCARE	838-1234 +5	
10755	EVY OF CALIF	870-5791	
10761	ARTCRAFT MFG CO	558-9775	2



SOURCE: HAINES

Table listing real estate listings for ORVILLE area, including names like KRANT JACOB S, DIAZ RAFAEL, and addresses such as 11216, 11219, 11220.

OTTONE WAY 90024 LOS ANGELES

Table listing real estate listings for OTTONE WAY area, including names like PRATT H W, POTTS J MCCRIGHT.

OUTPOST DR 90068 LOS ANGELES

ALSO SEE LOS ANGELES CITY DIRECTORY

Table listing real estate listings for OUTPOST DR area, including name NUSSBAUM PAUL.

OUTRIGGER 90291 MARINA DEL REY

Table listing real estate listings for OUTRIGGER area, including names like MILLER ROBERT L, SPAUN JOHN, WEISS DAVID.

OVADA PL 90049 LOS ANGELES

Table listing real estate listings for OVADA PL area, including names like ENGEL K, PRAGER DAVID J, SACKHEIM G.

OVERLAND AV 90230 CULVER CITY

Table listing real estate listings for OVERLAND AV area, including names like ORTIZ L M DC, ORTIZ LEO M DC.

Table listing real estate listings for OVERLAND AV area, including names like YANG BONNIE, ALEXANDER S E, BASSIM SALOMON.

OVERLAND AV 90230

Table listing real estate listings for OVERLAND AV area, including names like WRIGHT CLIFF A, FROHMAN JACK C, JOHNSTON IAN S.

SOURCE: HAINES

Table listing real estate listings for OVERLAND AV area, including names like CRESPIN FORTINE, CROWELL ANNE T, DOXEY T.

OVERLAND AV 90034

Table listing real estate listings for OVERLAND AV area, including names like ARNEST ANTHONY, HIYAMA ROBT N, KASINGER GERHARD.

Table listing real estate listings for OVERLAND AV area, including names like CHIPS AUTO RD DRVIN, 141 BUS, 979 RES.

OXFORD AV 90291 VENICE

Table listing real estate listings for OXFORD AV area, including names like BISTOLAS DOROTHY, XXXX, OMAHONY F J.

OXFORD WAY 90210 BEVERLY HILLS

Table listing real estate listings for OXFORD WAY area, including names like SLATKIN ED TOM, MCKENNA W D.

OZETA TER 90069 LOS ANGELES

Table listing real estate listings for OZETA TER area, including names like SCHRIK JOHN, HELSEL ROBT, LUKENS W.

OZONE AV 90405 SANTA MONICA

Table listing real estate listings for OZONE AV area, including names like YASHNY RON, SCHAEFER WILLIAM C.

Table listing real estate listings for OVERLAND AV area, including names like CHIPS AUTO RD DRVIN, 141 BUS, 979 RES.

OXFORD AV 90291 VENICE

Table listing real estate listings for OXFORD AV area, including names like BISTOLAS DOROTHY, XXXX, OMAHONY F J.

OXFORD WAY 90210 BEVERLY HILLS

Table listing real estate listings for OXFORD WAY area, including names like SLATKIN ED TOM, MCKENNA W D.

OZETA TER 90069 LOS ANGELES

Table listing real estate listings for OZETA TER area, including names like SCHRIK JOHN, HELSEL ROBT, LUKENS W.

OZONE AV 90405 SANTA MONICA

Table listing real estate listings for OZONE AV area, including names like YASHNY RON, SCHAEFER WILLIAM C.



10435	XXXX	00
10445	SIDS CAFE	836-9868
10526	JOB TRAINING SERV	837-6193 9
10530	SHERRYS GD FD RSTRN	559-1428+0
10542	DOUMAR REALTY	559-9613+0
10602	CULVER CTY BRAKE	836-9627 8
10603	HOLIDAY MOTOR HOMES	559-2993+0
10606	WINAGURA CO	559-0366 7
10614	XXXX	00
10623	MCDONALDS REST PLMS	836-9072
10628	A1 INCOME TAX	837-8474 8
	MANDELL A EDUC CNTR	837-8474 9
	WESTSIDE EDUCATION	837-8474 8
10646	XXXX	00
10701	JACK IN BOX RESTRNT	836-9465 7
10711	MARTIAL ARTS SPPLS	870-9866+0
10715	XXXX	00
10721	ELLISON PHILLIP DR	837-3582
	WORCHELL MARVIN DR	837-3582
10735	XXXX	00
10737	ALL BIRD CLINIC	838-1222 7
	BAUM BARRY DVM	838-2700+0
	BAUM SAMUEL DVM	838-2700+0
	CENTER SINAI ANIMAL	838-2700 4
	HOLST BRADLEY	837-0840 9
	OVEREEM NOREEN DVM	838-2700 9
	SPIRA ANNEISE	838-1222 9
	SPIRA ANNEISE DVM	838-2700
	SPIRA ELI DVM	838-2700
+0	10755	EVY OF CALIF 870-5791
+0	10761	XXXX 00
5	10801	D D S DENTAL SUPPLY 836-5473 9

10402	VIDEO STATION	559-4656
2	10416	XXXX 00
	10424	XXXX 00
5	10500	WEST LA CHRSTN CNTR 559-4656
	10520	KAPLAN HERBERT AMD 559-6295+
+0	10522	EVES J J 838-0521
9		VICKREY WM E 838-0521
+0	10525	BAPTIST TEMPLE 204-1436
+0		FIRST BAPTIST CH 204-1436
+0		TEMPLE CHRISTIAN SC 204-1436
9	10526	XXXX 00
+0	10528	XXXX 00
	10530	XXXX 00
4	10538	MOSELLE RICHARD DDS 838-1069
	10542	ORAL EDUC CENTER 839-1185 9
	10550	SCHNEIDER J M DDS 559-9490 9
	10602	CULVER CTY BRAKE SV 559-9052 8
	10606	XXXX 00
	10608	XXXX 00
	10612	RICE BRAYTON MRS 839-1361
0	10614	BACKER E J 204-5919 +0
	10616	PONDELICK J 837-6775
2	10622	XXXX 00
8	10626	CRISWELL BUFORD DR 838-6926
		HUGHES RONALD LMD 559-1555 8
5	10628	BERLINSKI ERIK 836-8865+0
8		CENTENNIAL REAL EST 836-8865 7
	10630	J R W GRAPHICS 559-7667 8
	10646	WINALL OIL CO 836-9414 8
	10704	GOODYEAR TIRE&RUBBR 559-9280 6
	10709	FIRST TECHNICAL SV 204-2644 9
		TRIAD SYSTEMS CORP 204-3636 9
	10717	TEN SEVEN SEVENTEEN 838-1122 9
	10755	XXXX 00
	10761	ARTCRAFT MFG CO 836-9775 8
		POTTERY STORE THE 836-9775 8
	10800	XXXX 00
	10802	STEWART I D 838-4373 6
	10804	GONZALES EUGENIO 204-5686 +0



3221 XXXX 00  
 3355\*GLORIA JANE BTY SLN836-0134+5  
 3435\*LITTLE RYLTY NRSRY 559-9952+5  
 3820....APARTMENTS  
 AHRENS C H 559-3957+5  
 8 GODSHALL ROBT K 839-6965  
 HOLLAND BEVERLY L 839-6892+5  
 HUTCHISON JAS 559-8083+5  
 4 MYERS RONALD 836-0416 4  
 6 SOMMER ROBT 837-2712 3  
 SPANG J 837-9229+5  
 5 STRANZ PETER 838-4506 4  
 3820.....  
 3824....APARTMENTS  
 BOWERS MIKE 836-1739+5  
 CARR JOY 836-4139+5  
 6 CEJAS FRANCISCO 838-1765  
 9 CHAI NGU LYAN 559-3362 4  
 12 LIM HONG SENG 559-2080 4  
 LIN CHUN MU 839-5465+5  
 3824.....  
 3828 WRIGHT EDNA 838-4858  
 3828½ WRIGHT CLIFF A 838-4857  
 3832 ASHLEY ANNA 837-7040+5  
 3836 FROHMAN JACK C 838-4605  
 3840 PICCUS JULES D 839-4493  
 TANG D 559-1343 2  
 3844 SUTTON CAROL 839-4496+5  
 3844½ GUEVARA ELVIRA 837-4651 3  
 3850 BECK M J 837-9691  
 MCMILLAN ELSIE B 838-1128  
 3852....APARTMENTS  
 BANTA GEO 837-3195 2  
 DANTUONO FRANCES 838-2401+5

\*THREE DAVES 870-4433  
 3744 XXXX 00  
 3745\*INDUSTRIAL DSGN LAB559-8190  
 3750 KAPLAN BEN D 870-5153  
 \*VALLEY ENGNRNG&SLS 838-4419  
 3750½ MARTINEZ MANUEL 838-6065  
 3754 XXXX 00  
 3756 XXXX 00  
 3757\*DECKO ENGINEERING 559-2600  
 3762\*ROTH MORRIS M SIGN 839-0613  
 ROTH MORRIS M 870-1358  
 3771 BERINGHELE GUY 838-5268  
 3771½ DAVIS EARLE E 838-9156  
 3772 FERFOLIA TONY 839-4064  
 3773\*ERNEST I N PLUMBING839-1131  
 \*NEWTON ERNEST PLMBG839-1131  
 NEWTON K J 837-1600  
 \*NEWTON PLUMBING 839-1131  
 3775\*CHIP ATO RDO DRV IN837-812  
 \*CHIPS RADIO DRV IN 837-812  
 \*SAVINO PRODUCTS CO 837-804  
 \* 98 BUS 1004 RES 556 NEW



3 10416 XXXX 00  
 2 10424\*FIVE STAR MOTOR HM 839-4323  
 5 10500\*BEREAN TABERNACLE 836-9002  
 5 10520 SMITH ARNOLD DDS 838-3175  
 5 10522\*EVES J J 838-0521  
 2 \*VICKREY WM E 838-0521  
 10525\*CARPETERIA 559-9590  
 5 10526\*BUSBY REALTORS 839-4377  
 10528\*FRYE HENRY W 839-2271  
 4 \*STATE FARM INS CO 839-2271  
 10530 XXXX 00  
 10538 MOSELLE RICHARD DDS 838-1069  
 NAKAMURA K DDS 838-1211  
 10542\*MURPHY H P 870-6911  
 \*MURPHY HAROLD P 839-1103  
 \*STATE FARM INS CO 870-6911  
 10550\*MASSEY DATA SERVICE 836-8730  
 10602\*KEYSTONE MTR CAR SV 837-6169  
 10606\*GARDEN GALLERY THE 559-6830+  
 KAHN HELEN 559-6830+  
 10608 XXXX 00  
 10612 RICE BRAYTON MRS 839-1361  
 10614 XXXX 00  
 10616 PONDELICK J 837-6775  
 10622 XXXX 00  
 10626\*CRISWELL BUFORD DR 838-6926  
 MARTIN THEODORE S 836-1771  
 10628 XXXX 00  
 10646\*FIVE STAR MOTOR HMS 836-1171 4  
 \*FIVE STAR MTR HOMES 839-4321 4  
 \*OPEN ROAD OF LA 839-2453+5  
 \*PHONE LABS AMERICA 559-3580+5  
 10755\*EVY OF CALIF 870-5791  
 10761\*OPEN ROAD LA 870-3953+5

..VENICE BLVD 90034 CONT.. ..VENICE BLVD 90034 CONT.. ..VE  
 9441 LEE KI HO 836-4027+5 10721\*ELLISON PHILLIP DR 837-3582 1110  
 NEGRETE EFREN 836-2120 3 LIEBLEIN D 838-0269 1110  
 9443 SALVATION ARMY STR 836-8344 2 \*WORCHELL MARVIN DR 837-3582  
 9624 XXXX 00 10735 XXXX 00 111  
 9701 XXXX 00 10737\*ALL BIRD CLINIC 836-1222+5  
 9703 DASA USIKA 837-4772+5 \*CENTER ANIMAL HOSP 838-2700 4  
 9705 MORRIS KENNETH 838-6266+5 \*CENTER PET SHOP 838-1222 3  
 9707 JAKUPKO DAVID 839-1067+5 MIRZAH BOB 559-1327 4  
 9707 CROSSLER JOHN A 559-5399+5 \*SIEGEL L G DVM 838-2700 3  
 9709 GOLUBEFF ANATOLE 839-3062 \*SPIRA ANNEISE DVM 838-2700  
 MACDONALD NEIL 839-5863 10755\*SUGAR BUSH INC 870-5795 3 111  
 9711 P L ENGINEERING 391-0495+5 10761 XXXX 00  
 9715 HEBEL STEVEN 839-1323 4 10811\*NADINES FSHN UNIFORMS 559-1100+5  
 ZEPPELLO KENNETH 839-3948+5 10815 BAIER KITTI 559-8677+5  
 9721\*WEST COAST ROOFING 478-8766 2 DULL MARY M 838-2405 4 V  
 9727 MINNEMAN DERRILL H 836-3444 \*MILLER/DESATNIK CO 837-9118+5  
 MINNEMAN LEONE K 836-3444 \*CAL ST EMPLOYMNT SV 837-0161+5  
 \*TOPS TYPING SERVICE 836-3444 10831\*MY JOY 837-3133+5  
 9729\*DAVES DRAPERY SHOP 836-6640 10835\*DESATNIK/MILLER CO 837-9118 3  
 9733\*CHURCH OF CHRIST 838-7181+5 \*MILLER/DESATNIK CO 837-9118+5  
 9801\*MEJIA BROS 838-2191 3 10849...APARTMENTS 11  
 \*OMAR BODY SHOP 559-6917 4 5 BARCIA ANTONIO 836-7395 4  
 9807 MAXWELL ELEANOR 839-3501+5 4 GUTIERREZ ROBERTO 838-5386 4  
 9808 XXXX 00 1 LEGRA CARLOS R 838-0210 2  
 9809 XXXX 00 ORELLY ARISTIDES 836-8041+5  
 9813 MITCHELL G N 839-8489 2 8 REYES MARTHA T 839-1853  
 9815 CASTRO JOS 839-2197 4 3 SUAREZ EVELIO 837-7563 2  
 9817 FOREMAN J MARTIN 559-7814+5 10849..... 00  
 9819 OSTLER EUGENE M 836-6485 2 10853 XXXX 00  
 9829 MIKEIS SHELL 839-8951+5 10855\*SLAM DUNK 836-9022+5  
 9901\*ROSES FLOWER SHOP 836-0439+5 10859\*GRINNELL ASSOC BLDR 870-7277  
 9903\*ENCORE THRIFT SHOP 836-0434+5 10860 FITZGERALD D 559-3880 4 1  
 \*FARMERS INS GROUP 559-3355 2 10861\*RUTHIES BEAUTY SLN 839-6622 4 1  
 9905\*ORIENTAL MASSAGE 870-3559+5 10863\*CUBAN BAKERY 839-8393 3 1  
 9907\*HOME HEALTH SERVICE 836-5050 \*OZZIE RECORD SHOP 838-1101+5 1  
 HUNT WM G RPT 837-5364 3 10865 XXXX 00  
 \*MOCL CT PHSEL THRPY 837-5364 10878\*CULVER CITY HLTH FDB 838-8454  
 9927\*CULVER ELEC MTR SV 836-7387+5 10875\*CLARIES UPHOLSTERER 838-7742  
 9929 XXXX 00 10878 XXXX 00  
 9931 BIRNKRANT LEE DDS 836-7470 2 10881\*CUSTOM TRIMMERS 838-1155  
 10001\*ANTIN RICHARD MD 839-4381 2 SAITMAN JACK 870-3687  
 \*GENENDER STEPHEN MD 839-4381 2 10886\*CAMILO FERMIN 837-8992+5  
 \*GOODMAN HAROLD F MD 839-4381 10887\*AUTO LOCK&KEY 837-2802+5  
 \*HELPERT IRVING MD 839-4381 HUBBARD WM 837-5479+5  
 \*JOSE CLEOTILDE S MD 839-4381 3 10889\*SUAREZ MARTIN 838-8341 4  
 \*KOROTZER JOEL L MD 839-4381 4 \*VERDIELL BOAT BLDG 839-2677 2  
 \*KWON PYOUNG I MD 839-4381 3 \*VERDIELL CSTM TAGS 839-2677 2  
 \*LEVAN PAUL MD 839-4381 4 10891 XXXX 00  
 \*MANDEL HASSEL J MD 839-4381 10893\*BOONG SOO HAN KARATE 559-3003+5  
 \*MARR JAMES C JR MD 839-4381 10899\*SARNAS LOUNGE 836-9573  
 \*MORISAKI MICHAEL MD 839-4381 \*SARNAS LOUNGE 839-6197  
 \*PROUD ANN MD 839-4381+5 10905\*TEEPLEE AFTR SCH CL 839-2479  
 \*SAHAKIAN GEO J MD 839-4381+5 10907\*STANLEYS LUGGAGE 838-8686  
 \*SALM ANDREW MD 839-4381 10909\*ELECTRIC AIR CO 870-2189  
 \*SAND T MD 839-4381 4 \*WINICK CORP 870-3721+5  
 \*SAYRE SIMON A MD 839-4381 10913\*GREENSTONE LEDNARD 870-3701  
 \*SCHWARTZ HARRY R MD 839-4381 10915\*FINTZ BEN PANTS STRS 559-9960+5  
 \*SHERWOOD ELEANOR MD 839-4381 3 \*HERNANDEZ BODY SHOP 836-7410 4  
 \*SHERWOOD HAROLD M MD 839-4381 \*JOES RADIOV SERV 836-1252+5  
 \*SHERWOOD TRIMBLE BG 839-4381 3 10925 XXXX 00  
 \*SHERY THOMAS M MD 839-4381 3 10935\*A V A TYPEWRITERS 838-8161+5  
 \*SLOAN B C MD 839-4381 \*UNDERWATER MNTNC CO 836-7626  
 \*SWERLOFF HAROLD MD 839-4381 \*CHRISTINE COIFFURES 837-1114  
 \*TRIMBLE DAVID N MD 839-4381 \*FLANAGAN CHRISTINE 837-1114  
 \*WARREN EDWIN D MD 839-4381 10937 SIMS CONRAD 559-2022 3  
 \*WHITMAN STANLEY MD 839-4381 10939\*UGGLA JOHN 839-2008+5  
 \*ZANUTTA EZIO U MD 839-4381 4 10941\*SUPREME SALES 870-0451+5  
 10005 XXXX 00 10943\*ABEL GLASS CO 837-5331  
 10015\*BRENNAN B INS AGNCY 837-8146 2 10945\*A 1 INCOME TAX 837-8474  
 \*DEVOS O J INS AGCY 837-6626 3 \*MANDELL ALBERT 837-8474 4  
 \*JONES EDWIN 838-3322 4 \*MARLENS DCNT FSHN 837-8474+5  
 \*NELSEN/NELSEN INS 870-1422+5 \*MOTHER NTR PLNT QTB 837-8474 3  
 \*NELSEN/NELSN RL EST 838-3322 \*WESTSIDE ELECTN CTR 837-8474  
 \*ROBERTS TOM 838-3322 10947\*ABNER CO THE 838-4275 4  
 10019\*PALMS PET SHGROOMG 837-9195+5 10953\*STEREO SHACK LTD 839-6512+5  
 10101\*KISMET BEAUTY SALON 839-2218+5 10955\*ELCO FRNCH DRY CLNR 839-6734  
 10103 XXXX 00 10957\*FRIGID KING REFRGTR 871-1288+5  
 \*JOES ITALIAN FOODS 838-2151 \*NATL PROCUREMENT SVS 559-8550+5  
 10107\*LOYDYS ONE STOP SRV 839-4743 10959\*ATLAS PAINT CO 838-4646  
 10113 XXXX 00 \*ATLAS ROOF CO 838-4646  
 10116\*CUBA MKT 836-9361 3 \*BERNARDS DRPRSENTR 839-4391  
 10123 XXXX 00 \*DAVES PRO CRTN CLNR 838-1056  
 10147\*VENICE CAR WASH 838-3369 4 \*DEMING FRED L 838-0688  
 10201\*KAYS CLEANERS/SDYERS 559-1868 \*ICE MACH SLCSERV CO 837-1144  
 10205\*WESTSIDE UNPNTD FURN 837-1608 LARSEN E J 836-6158+5  
 10207 ROZICK CAROL 839-2527+5 \*MY SECRETARY 839-4391  
 WARNER MARIE 838-8089 \*REFRGRTR CONTRMNT 837-1144  
 10211\*CONRADI UPHOL FURN 837-0171 4 \*TCT PLUMBING 836-1444  
 \*HOME ECOLOGY CORP 559-6060 4 10961 GRACIAN JAVIER 559-1790  
 10213\*JEM SALES CO 837-5342 2 10961\*SALDANA MARIA 836-6265  
 10217\*BIG SEVEN LIQUORS 838-6713 4 10963\*FAIZ FRANK A 837-5484  
 10219\*FOIL LABEL/EMBOSNG 836-7141 4 10967\*G S STEEL CO 838-6010  
 10223\*MITTLES FURNITURE 837-2931+5 \*LEON MOTORS 839-1816  
 \*PASSON FURN SALES 559-0388+5 \*OTTOS GARAGE 839-1816  
 10226\*WANS TREES 839-0524+5 11007 RICHARDS BRUCE 837-0625  
 10227\*TOWER BAR B Q 838-0963+5 11009 ALBERT ROLANDO 836-0082  
 10231\*AOUA MARINE 837-1249+5 MOORMAN WILMER 837-3652  
 10300 HURLEY VIOLA M DR 838-8937+5 11011 TELLO PEDRO 559-1608  
 10301\*HARIOS BODY SHOP 836-4812 4 11011\*AZPURA JUDITH 839-5353  
 10313\*CAMARO PUBLISHING 837-7500 4 11017 XXXX 00  
 \*FRIENDLY ONE PBLSHG 839-5862 4 11019 TELLEZ ELPIDIO 559-1599  
 10315 SELDON MEYER DDS 837-7000 11025 WALSH ROBT P 837-9961  
 10319\*WELCOME HOUSE 836-9788 11035...APARTMENTS 837-6581  
 10327\*WHIPPLE TED SIGNS 837-3293 3 JIMENEZ GUILLERMO 838-4921  
 10333\*HAYITOS RESTAURANT 836-9235 4 JIMENEZ MARIA 838-4921  
 10335\*ARTCRAFT MFG CO 838-5262+5 OTTOLE DARLENE 838-142  
 \*ELECTRONICS INTRNTL 559-4853 3 PARK CHAN SUNG 559-0882  
 10337\*WODS BARBER SHOP 836-9390 WON YOUNG BOO 839-9009  
 10341 CANN NICOLAS 837-1333 11035..... 00  
 10400\*ADOLYS SHELL SERVICE 836-8458 3 11043 BRUDER M M 839-9944  
 10407\*CHEVRON STANDRD STN 836-9221+5 11053 XXXX 00  
 10419\*M J B SEAFOOD 837-4376 4 11061...APARTMENTS 559-071  
 10421\*COLLETTE ARMS 836-0084+5 1 DELCASTILLO FOILA 559-121  
 10423 XXXX 00 3 FERGUSON JAS 838-021  
 10425\*IMPOR TOYS 837-4477 3 8 HARO DAVID 836-401  
 10429\*PALM TREE LIQUOR STR 837-6991 HARO MARINA 839-555  
 10435 XXXX 00 2 HESTERBERG THOS 839-03  
 10445\*SIDOS CAFE 836-9860 5 PICADO VICENTE 838-88  
 10530 XXXX 00 RAKICH D R 836-03  
 10603\*FIVE STAR MOTOR HM 836-2272 2 11061..... 559-08  
 10614 WERTZER L M 836-6225 3 11081 NAVIA LOYDLA 559-08  
 10623\*MC DONALDS RESTAURNT 836-9072 OTERO RAMON 837-68  
 10701\*JACK IN BOX DR THRU 836-9765+5 ROSENFELD G M 837-42  
 10711\*MARTIAL ARTS SUPPLS 870-9866 4  
 10717\*GRANTS GROTTO 838-1122 4



3744 Petrus Katherine .....836-5585  
 3745 American Jawa LTD .....838-7349  
 3750 Valley Engineering & Sales  
 Co .....838-4419  
 3750 Kaplan Ben D .....870-5153  
 3750½ Martinez Manuel .....838-6065  
 3754 Falcon Ricardo .....839-0932  
 3756 Arozena Oscar A .....838-0348  
 3757 Ross Ken & Co .....837-5317  
 3762 Roth Morris M Sign Painting 839-0613  
 3762 Roth Morris M .....870-1358  
 3771 Beringhele Guy .....838-5266  
 3771½ Davis Earle E .....838-9156  
 3772 Ferfolia Tony .....839-4064  
 3773 Newton K J .....837-1604  
 3773 Ernest I Newton Plumbing ..839-1131  
 3775 Chip's Auto Radio Drive-In .837-8121

## OVERLAND AV

90230

3820  
 -2 Strandberg E V .....837-7611  
 -5 Brandt Anker .....839-6261  
 -8 Godshall Robt K .....839-6961  
 3824  
 -1 Corsun Herman .....837-3501  
 -2 Furlong M F .....838-8991  
 -3 Ciolek-Torrello Richard S ....838-3461  
 -6 Cejas Francisco .....838-1761  
 -8 Mayo Gladys .....837-3551  
 -9 Hensley Raymond A .....836-8691  
 3828 Wright Edna .....838-4851  
 3828½ Wright Cliff A .....838-4851  
 3832 Hartselle John P .....837-6341  
 3836 Frohman Jack C .....838-4601  
 3840  
 -1 Tang D .....559-1341  
 -2 Piccus Jules D .....839-4491  
 3844½ Amaro Lydia M .....837-4651  
 3850 Beck M J .....837-9691  
 3850  
 -1 McMillan Elsie B .....838-1121  
 -3 Merriman Evelyn .....838-1581  
 4117 Tower Caterers .....836-4661  
 4117 Culver City City Of .....836-9491  
 4117 Culver City Veterans  
 Memorial .....837-4431



10418 Dynamo Electrical  
Contractors .....839-1515

10500 Berean Tabernacle .....838-4233

10520 Smith Arnold DDS .....838-3175

10522 Vickrey Wm E .....838-0521

10526 Kay Bruce Associates .....837-4455

10528 Urbatec Corp .....839-4847

10530 Prosser Leona .....838-7884

10530 Taxpayers Service .....839-5517

10538 Osbrink Raymond H DDS ..838-1069

10542 Frye Henry W .....213 398-4339

10542 Frye Henry W .....839-2271

10542 State Farm Insurance  
Companies .....870-6911

10542½ Especially For You .....837-4177

10550 Radco-Resources  
Applications Designs & ...837-4477

10602 Philips Dyna-Tune  
Diagnostic Tune Up .....839-2317

10608 Clower H L Chuck ....213 390-2766

10612 Rice Brayton Mrs .....839-1361

10614 Zeltzer Alexander .....838-1938

10616 Pondelick J .....837-6775

10626 Martin Theodore S .....836-1771

10626 Criswell Buford Dr .....838-6926

10628 King R B & Associates ....837-0197

10628 Burke Harry L .....839-5291

10628 King R B & Associates ....870-1959

10640 Marty's Union Service ....836-8881

10704 Tezanos & Sons .....836-0200

10800 Agee Fleda .....838-1775

10802 Herrenfeld Helene .....838-3417

10806½ Arguelles Esteban .....559-1319

10427 Family Tree Liquor Store .....836-9868

10445 Sid's Cafe .....836-9868

10603 Five Star Motor Home Sales  
Inc .....839-4321

10623 McDonald's Restaurants ...836-9072

10701 Jack In The Box .....836-9465

10711 Martial Arts Supplies  
Company .....870-9867

10715 Edith's Sweater Shop .....837-9810

10717 Grant's Grotto .....838-1122

10721 Worchell Marvin Dr .....837-3582

10721 Lieblein D .....838-0269

10737 A T C Mobile X-Ray .....838-1213

10737 Culver Center Animal  
Hospital .....838-2700

10737 Dinnes Martin R .....839-1661

10737 Dinnes Martin R Dr .....839-1771

10755 Evy Of Calif .....870-5791

10761 Sutton Fred Toyota Inc ...836-8030

10811 Nadine's Novelettes ...213 391-9535



OVERLAND	AVE	
3820	APARTMENT	
1*	COTTLE S F	838-0122
2*	POWELSON S	837-3665
4*	PEKAR S E	836-3551
5*	LIONNET M	837-8631
7*	FALKARD E W	837-8869
9*	STOEWER G	839-0046
10*	KESTENBAUM MURIEL K	VE9-5967
12*	STANTON R	VE8-0935
3824	APARTMENT	
1*	LENZ HELMA MARIE	837-7353
2*	MOUDE D	838-5891
3*	STEINBERG S	VE9-0738
4*	HENNESEY W	839-7650
5*	SEELIG H S	838-8456
6*	WARD K	837-6035
7*	SCHOLDER C J	VE9-6297
3828	1/2 WRIGHT CLIFF A	VE8-4857
3828	1/2 WRIGHT EDNA	VE8-4858
3832	GARCIA J A	VE8-8665
3836	FROHMAN JACK C	VE8-4605
3840	APARTMENT	
2*	REUSCH J	VE7-8681
4*	HARRISON JESSIE	VE8-9311
3844	GALLET WM J	VE9-1666
3850	APARTMENT	
3*	SLAGLE ETTA M	837-0946
4*	WHITEHURST T H	VE7-3674
3852	APARTMENT	
3*	BALWINSON RONALD	838-7248
4*	MILLER R A	839-4763
5*	FOGARTY SADIE	839-0231

3740	EDGAARD INC	UPO-4455
3740	EDGAARD INC	VE7-8664
3750	1/2 TARANGO C	VE8-8754
3756	HENNINGFIELD ROD	VE9-7347
3757	OVERLAND MACHINE	UPO-5508
3757	OVERLAND MACHINE	VE8-2179
3757	OVERLAND MACHINE	836-9179
3762	ROTH M M	UPO-1358
3762	ROTH M M SGN PAINTNG	VE9-0613
3771	BERINGHELE GUY	VE8-5266
3771	1/2 DAVIS EARLE E	VE8-9156
3772	FERFOLIA T	VE9-4064
3773	ERNEST I NEWTON	VE9-1131
3775	CHIPS AUTO RADIO	VE7-8121



10418	HOME-UP-BUILDERS
10424	R X R RENTALS
10500	BEREAN TABERNACLE
10520	BISBAS JAS A DDS
10522	VICKREY W E
10530	PROSSER J P PLUMBNG
10530	TAX PAYERS SERV
10538	OSBRINK R H DDS
10542	MIJAL J H
10542	STATE FARM MUTUAL
10542	STATE FARM MUTUAL
10602	S-K AUTOMOTIVE
10606	EILEEN-GREGS BTY SLN
10610	SAMBERG EVA
10616	PONDELICK J
10622	CONCEPTION M E
10626	CRISWELL B
10628	BURKE HARRY L-CPA
10628	BURKE HARRY L-CPA
10680	APARTMENT
10704	STANDRD OIL CO
10800	AGEE FLEDA
10800	HEBONFIELD HELENE

10445	SIDS CAFE	836-9
10445	SIDS CAFE	VE9-0
10542	H W CONOVER-ASSOC	836-3
10619	WINCHELLS AUTO S	VE7-7
10627	CUSTOM TRIMMERS	VE8-1
10627	SAITMAN TEXACO SERV	UPO-3
10640	JERRYS UNION SERV	VE8-5
10701	FAWLEYS RICHFIELD SRV	VE7-9
10711	LERO CO	VE8-6
10711	LONDON LAMPS	UPO-7
10715	EDITHS SWEATER SHOP	VE7-9
10717	BENGAL CO	838-7
10721	ELLISON P	VE7-3
10721	GOLD CRAFT DNTL LAB	839-6
10735	GAYNER SHOE CO	VE9-5
10737	CULVER SCREEN-	VE8-3
10737	1/2 WOOLLEY CYRIL C	VE9-1
10751	MAAS-WALDSTEI	UPO-2
10751	MAAS-WALDSTEIN CO	870-9
10751	MAAS-WALDSTEIN C	870-8



- 3745 Bojorquez J J. . . . VE 9-7034
- 3750 Overland Prntrs . . .VE 9-0934
- 3752 Vacant
- 3754 Tarango Eug (1) . . VE 8-8754
- 3756 Vacant
- 3757 Overland Machined Prodts  
Co . . . . . VE 8-2179
- 3762 \*Norris W W. . . . .VE 8-0101

McCune Av begins

- 3771 \*Beringhele Guy. . . VE 8-5266
- 3771 1/2 Davis E E. . . . .VE 8-9156
- 3772 \*Ferfolia Antoine . .VE 9-4064
- 3773 Newton E I Plmbg VE 9-1131
- 3773 1/2 Newton Kath J Mrs VE 9-1131
- 3775 Chip's Auto Radio reprs  
. . . . . VE 8-4837

Venice Blvd intersects

(Culver City-City Limits)

- 5 -

- 3810 Under Constr
- 3828 \*Wright E Mrs. . . . VE 8-4858
- 3828 1/2 \*Wright C A. . . . .VE 8-4857
- 3836 \*Frohman J C. . . . .VE 8-4605
- 3840 Pitts Harry
- 3840 1/2 Gray Dorothy Mrs (2)
- 3842 McGrath Joe (3)
- 3844 Colinni Joe (2). . . VE 9-7361
- 3850 Holmes Howard  
Knott, Kenneth (4) VE 9-8032  
Wass Helen . . . . .VE 9-1666
- 3852 Gillenberg Gary (1)
- 3854 Allen R M (1). . . . .VE 7-6876

Washington Blvd intersects

VENICE BLVD cont'd. . . . .

Vinton Av intersects

- 10300 James Perry . . . . .VE 9-1571
- 10301 Local Neon Co . . . . .VE 8-1844
- 10304 Mende J R. . . . .VE 9-7944
- 10308 Funk E M. . . . .VE 8-6203
- 10310 Ripolone M. . . . .VE 9-1633
- 10311 Ala Cartè Catering Inc  
. . . . .EX 8-0101
- 10312 No return
- 10313 Medical Pharm . . . . .VE 8-5060
- 10315 Seldon Meyer dentist  
. . . . .VE 9-7898
- Wilson J E dentist . . . . .VE 9-7898
- 10316 Nisley R H. . . . .VE 8-0751
- 10319 Welcome House Cafe  
. . . . .VE 8-9788
- 10320 Loe F S dentist . . . . .UP 0-4633
- Huston J M phys . . . . .VE 9-7966
- C. C Dental Laby . . . . .VE 9-2445
- 10326 Fleischman Signs . . . . .VE 9-8543
- 10327 Vacant
- 10328 Carl's TV . . . . .VE 7-2151
- 10333 Vacant
- 10335 Joe's Shoe Repr
- 10337 Wood's Barber Shop VE 9-0991
- 10341 Decalcomania Mfg Co  
. . . . .VE 8-6106
- 10350 Murphy J E rest . . . . .VE 8-9061

Motor Av intersects

- 10400 Elmer's Serv Sta . . . . .VE 8-0456
- Spears Serv auto reprs  
. . . . .VE 8-0456
- 10405 Vitality Frozen Foods  
. . . . .VE 8-3114
- 10407 Wichita Dressed Beef Packing  
Co . . . . .VE 9-2616
- 10416 Barlow Plmbg & Htg Sup  
Co . . . . .VE 9-8421
- 10418 Corco Inc heart-lung mach  
mfrs . . . . .VE 7-2629
- 10419 Smith's Frozen Meats  
. . . . .VE 8-6777
- 10421 Harry's Place tavern
- 10423 Lugo's Barber Shop
- 10424 R & R Rentals Equip VE 9-7403
- 10425 Wardell A M Telev Radio  
. . . . .VE 8-0976
- 10429 Palm Tree Liquor Store  
. . . . .VE 8-9920
- 10445 Sid's Place tavern. . . . .VE 9-0868

Mentone Av intersects

- 10500 Berean Tabernacle VE 8-4233
- 10520 Campbell R R dentist  
. . . . .VE 8-3175
- 10522 Alberts M W optom . . . . .VE 8-0521
- 10525 Safeway Stores (br). AD 4-9251
- 10526 Murphy-Frye Agcy ins  
. . . . .VE 9-2271
- State Farm Ins (br). . . . .VE 9-2271
- 10528 Vacant
- 10530 Prosser Plmbg . . . . .VE 8-7884
- \*Prosser J P. . . . .VE 8-7884

Keystone Av intersects

- 10601 LaFon Ed Auto Sls . . . . .VE 7-3171
- 10610 Baker Viola . . . . .EX 8-4871
- 10612 Jacobson G W. . . . .VE 9-8018
- 10614 Wolfe W R
- 10616 \*Weston R D. . . . .VE 8-3460
- Bungalowcrft Co drftsmn  
. . . . .VE 8-3460
- 10620 Vacant
- 10622 Vacant
- 10626 Schoenbaum C E dentist  
. . . . .VE 7-1300
- Criswell Buford chriopodist  
. . . . .VE 8-6926
- 10627 Culv Center Automotive Serv  
gas sta . . . . .VE 8-8111
- Custom Trimmers auto uphol  
. . . . .VE 8-1155
- 10628 Burke H L acct . . . . .VE 9-5291
- Taylor Ins Serv . . . . .VE 9-5291
- 10640 Tate J A Union Serv Sta  
. . . . .VE 9-4147

Overland Av intersects

\* Indicates home owner

VENICE BLVD cont'd. . . . .

- 5 -

(Following even numbers are Culver City, even numbers are Los Angeles 34)

- 10701 Allen D Richfield Serv Sta  
. . . . .VE 8-9671
- 10704 Stand Stas . . . . .VE 8-9101

Culver Center intersects

- 10709 CEC Contract Engineering  
Co (overflow ofcs)
- 10711 London Lamps . . . . .VE 8-6834
- 10713 Robertson John W optom  
. . . . .VE 8-5771
- Westside Educational Clinic  
. . . . .VE 8-5771
- 10715 Vacant
- 10717 Atomic Research Laby  
. . . . .UP 0-1161
- 10721 Ellison Philip dentist.  
. . . . .VE 7-3582
- 10735 Gayner Shoe Co . . . . .VE 9-5562
- 10737 Culver Screen & Shade Co  
. . . . .VE 8-3153
- 10751 Maas-Waldstein Co  
industrial finish mfrs  
. . . . .VE 8-2213
- 10761 Robin Mtrs used cars  
. . . . .VE 9-2373

Midway Av intersects

- 10800 Agee Fleda M Mrs. VE 8-1775
- 10801 Gesselin Raul  
. . . . .VE 9-1037
- 10802 Kay Harry . . . . .VE 9-0559
- 10804 Wells V C Mrs. . . . .VE 7-7238
- 10805 Smith Jas A Signs . . . . .VE 7-3081
- 10806 Stone R P. . . . .VE 7-6334
- 10806 1/2 Lakkford B R. . . . .VE 7-6334
- 10810 Vacant
- 10811 Nadine's Skating  
Specialties . . . . .VE 7-3737
- 10812 Teed C H. . . . .VE 9-9855
- 10812 1/2 Prims S L Mrs . . . . .VE 8-2610
- 10813 Dean Ronald (2). . . . .VE 9-9427
- 10814 Bovee F W . . . . .VE 8-6259
- 10814 1/2 Broderick M M Mrs  
. . . . .VE 8-7261
- 10815 Apartments  
1 Compton A J Mrs  
. . . . .EX 7-6358
- 2 Johnson Paul E
- 3 Hansen Svend
- 4 Roth Helen
- 5 Fainberg Esther VE 9-0514
- 6 Trail Anne Mrs. VE 7-7219
- 10816 Thalacker J B Mrs VE 9-0474
- 10816 1/2 Vacant
- 10817 Jack's Burger Bar restr
- 10819 Custom Coatings Co  
industrial finishes mfrs  
. . . . .VE 9-5123
- 10823 Plastic Engineers VE 7-3737

Westwood Blvd intersects

- 10826 Barsel Bldg  
Suites  
2 Visiting Nurse Assn of  
LA Inc. . . . .VE 9-2427
- 3 Winters Lee dental laby  
. . . . .VE 9-7519
- 4 Vacant
- 7 Gordon G D dentist  
. . . . .VE 9-2229
- Smith A L dentist  
. . . . .VE 9-2229
- 8 Hevi Dury Elec Co  
. . . . .VE 7-1205
- 10 Carter J R atty  
. . . . .VE 8-5866
- 12 Genl Ins Co of Am  
. . . . .VE 9-7544
- 10829 State Dept of Emp. VE 8-2171
- 10835 Clifford W H Realty Co  
. . . . .VE 8-3197
- 10840 Brackett H M. . . . .VE 9-9102
- 10845 Shirley Jerry (2). . . . .VE 7-2757
- 10849 Vacant
- 10849 1/2 Raynolds Inez. . . . .VE 9-0785
- Paras F P . . . . .VE 7-1705
- 10849-34 Nabeta R H. . . . .VE 9-4544

Spad Pl intersects



## OVERLAND AV—Contd

3605 Canales Mkt gro  
Canales David  
3605½ Trujillo J M  
3608 Burkhart Roofing Co  
3614 Lewis Morris  
3620 Rhamy Thos ©  
3624 Herrera Peter  
3625 Vacant  
3630 Villasenor Edw  
3634 Vacant  
3638 Canto Mary V  
3644 Naeve Harvey  
3650 Garson M L Mrs  
3652 Santiago Jos  
3654 Disabled American Veterans  
Velez Elmer  
3658 Volz V H  
Francis pl intersects  
3664 Nelson Virginia R  
3668 Rozendal Herman ©  
3672 Grimaldi Anthony ©  
3678 Cripe R N ©  
3684 Etzinger John ©  
3688 Huffman Wm

## Regent ends

3701 Kemper M F Constr Co  
3705 Consigliero C A  
3705½ Portillo Anatacio  
3712 Holden Ralph ©  
3718 Abelson Hermon  
3723 Burns A J  
3724 Eggert N R ©  
3727 House K M  
3728 Hilton R E jr  
3729 Elmore L F  
3729½ Bernie C W  
3731 Smith W R  
3734 Woods Berley  
3737 Meek R S ©  
3738 Peterson D J  
3739 Bennett E C Mrs ©

## McCune av begins

3740 Cal-Graphic Process Co  
printers  
Cal School of Screen Process  
Krasnow Benj  
3744 Petrus Steph ©  
3745 Bojorquez J J ©  
3750½ Ward Roy ©  
3754 Sass Adelhart  
3756 Mathews W F  
3762 Wilder R A  
3771 Beringhele Guy ©

## Venice blvd intersects

3772 Perfolia Anton  
3828 Wright C R ©  
3832 Snavelly D E ©  
3836 Frohman J C ©  
3840 Rydlun Josephine  
3840½ Richards J D  
3842 Stevenson Bennett  
3844 Reazin W P ©  
3844½ Brown Felicia Mrs

3850 Keating Wm  
Land V R  
McLemore L R  
Rawson L E Mrs  
3852 Olds E W  
3854 McLemore L A  
3856 Ciammaichella Croce ©  
Washington blvd intersects  
sw cor Culver blvd Exposition  
Park & Playground  
4101 Metro-Goldwyn Mayer Car-  
toon Studio  
4138 Abelar Michl  
4140 White Victor  
4182 Stanton L M ©  
4184 Stanton C B  
4200 Dau Clarence  
4202 Burdick D T Mrs  
4204 Finner Christopher  
4204½ Finner Walter  
4212 Lewis W M  
4212½ Godsey J B  
4220 Marsh Spurgeon  
4220½ Golde Effie Mrs  
4224 Sparks Lillian Mrs  
4226 Etheridge Morris  
4228 Rosen Benj  
4230 O'Bryan C H  
4232 Olds D J  
4234 Albright J D  
4236 Randolph Mary Mrs  
4238 Wilde V J  
4243 Danison's Grill confy  
4249 Fern's Tots-N-Teens in-  
fants wear  
4251 Steve's Barber Shop  
4252 McDonald's Dry Clnrs  
Simons H C clo clnr  
4254 Locati Shoe Repairing  
McDonald I P ©  
4256 Ford A S Mrs gift shop  
4260 Caudill A E meats  
Foodlane Mkt gro  
Safron & Burns fruits

## Braddock dr intersects

4300 Wellington Cut Rate Drug  
4306 Beauty Mart  
4308 Jay's Dry Cing Mart  
4310 Elterman A R dentist  
Lasin Harry phys  
4312 Elterman A R  
4313 Bill's Seaside Serv gas sta  
4314 Feldmar Barney  
4316 Fink A A  
4318 Hornbeck Mary Mrs  
4320 Moudy R D  
4322 Harris Guy  
4324 Knighton N S  
4325 Wright P B  
4327 Porter R M  
4331 Faulkner A M

## Garfield av intersects

4350 Fee Paul  
4352 Du Frene M B Mrs  
4354 Leonard R E  
4356 Robertson D W ©

10445 Cassidy H R restr  
Mentone av intersects

10500 Berean Tabernacle  
10527 Osgood R H  
10530 Crandall Carl jr real est  
Miller R A real est  
10539 Carnahan & Kiefner real  
est

## Keystone av intersects

10610 Finley G M real est  
10622 Hill R B ©  
10626 Vacant  
10627 Marshall Bros auto  
accessories  
10628 Halls G P ©  
10636 Hatch M H Mrs real est

## Overland av intersects

10636 Solar Constr Co bldg contrs  
Triangle Realtors

10701△Marrone Albt gas sta  
 10717△Bio-Science Laboratories  
 Inc

**Las Flores ct ends**

10721△Boros Frank liquors  
 10735△Rathburn's Hdw  
 Rathburn E T ©

**Malcolm ends**

10751△Smith-Davis Co pnt mfrs  
 10757△Twentieth Century Homes  
 realtors

Walter Dickson

MCCUNE av begins

3745 Bojorquez Refugio (o)  
 3754 Boish Louis  
 3756 Peetz J A  
 3762 Sholes R A  
 3771 Beringhele Guy (o)  
 3772 Heyda A F (o)

**Venice blvd intersects**

3801 Hennarty E J (o)  
 3827 Overland Playground  
 3828 Wright C R (o)  
 3832 Wickman O E  
 3836 Frohman J C (o)  
 3840 Mory Geo  
 3840<sup>1</sup>/<sub>2</sub> Little H M  
 3842 Pomeroy N E  
 3844 Bennett O C (o)  
 3844<sup>1</sup>/<sub>2</sub> Bennett E A Mrs  
 3847 Mead E H Mrs  
 3850b Plunkett Delos  
 3850c Zappala F H  
 3850d Daw Kenneth  
 3850<sup>1</sup>/<sub>2</sub> Knighton Norman  
 3852 Sherman Benj



**Midvale av intersects**

10421 Marsh W M restr

10425 Post Office (Palms)

**Menhone av intersects**

10527 Spillane J R

**Keystone av intersects**

10622 Hill R B (o)

10627 Marshall Bros gas sta

**Overland av intersects****Las Flores intersects**

10721 Boros Frank liquors

10735 Palms Cash Supp Co hard-  
ware**Malcolm av ends**

10751 Smith-Davis Paint Co

**Glendon av ends**

10801 Vacant

10813 Pellicciotti F P (o)

**McCune av begins**

3745 Bojorquez Refugio (o)

3754 Mathews W F

3756 Folger A K

3762 Walton L O

**Venice blvd intersects**

3771 Beringhele Guy

3772 Hollywood J A (o)

**Venice blvd intersects**

3801 Hennarty E J restr (o)

3827 Culver City Athletic Club  
Stadium

3828 Holmes C A Mrs (o)

3832 Scott Danl

3836 Keller L A

3840 Kenmerer Rilla (o)

3841 Alcorace B

3842 Vacant

3844 Bennett O C (o)

3844½ Bennett Eliz Mrs

3847 Bovard J K

3850 Dion Clarence

Patach Emmett

10423 Vacant

10425 Palms Post Office

**Mentone av intersects**

10527 Ballash J C

**Keystone av intersects**

10627 Query O C gas sta

**Overland av intersects**

**Las Flores intersects**

10723 Vacant

**Malcolm av begins**

10735 Palms Cash Supply Co hdw

10751 Smith-Davis Paint Co

**Malcolm av ends**

**Glendon av intersects**

10801 Vacant

10805 Vacant

10813 Pelliciotte F P (o)



**Appendix D**  
**Regulatory Records Documentation**



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# DATABASE REPORT

**Project Property:** *2402070\_ESA\_10646-10602 Venice Blvd,  
Los Angeles, CA  
10646-10602 Venice Blvd  
Culver City CA 90232*

**Project No:** *2402070*

**Report Type:** *Database Report*

**Order No:** *24020700266*

**Requested by:** *RSB Environmental*

**Date Completed:** *February 9, 2024*

**Environmental Risk Information Services**

*A division of Glacier Media Inc.*

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# Executive Summary

## Property Information:

**Project Property:** 2402070\_ESA\_10646-10602 Venice Blvd, Los Angeles, CA  
10646-10602 Venice Blvd Culver City CA 90232

**Project No:** 2402070

### **Coordinates:**

**Latitude:** 34.01871175  
**Longitude:** -118.4062043  
**UTM Northing:** 3,765,122.19  
**UTM Easting:** 370,163.65  
**UTM Zone:** UTM Zone 11S

**Elevation:** 84 FT

## Order Information:

**Order No:** 24020700266  
**Date Requested:** February 7, 2024  
**Requested by:** RSB Environmental  
**Report Type:** Database Report

## Historicals/Products:

City Directory Search	CD - 1 Street Search
ERIS Xplorer	<a href="#">ERIS Xplorer</a>
Excel Add-On	Excel Add-On
Fire Insurance Maps	US Fire Insurance Maps
Physical Setting Report (PSR)	Physical Setting Report (PSR)
Vapor Screening Tool	Vapor Screening Tool

# Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<b>Standard Environmental Records</b>								
<b>Federal</b>								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	1	-	1
ODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	1	-	1
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	1	-	1
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	6	4	-	10
RCRA LQG	Y	0.25	0	1	1	-	-	2
RCRA SQG	Y	0.25	0	3	6	-	-	9
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	3	22	27	-	-	52
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
DOE FUSRAP	Y	1	0	0	0	0	0	0

#### State

RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	0	2	2	4
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	1	-	1
SWRCB SWF	Y	0.5	0	0	0	0	-	0
WMUD	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	0.5	0	0	0	0	-	0
C&D DEBRIS RECY	Y	0.5	0	1	0	0	-	1
RECYCLING	Y	0.5	0	0	0	0	-	0
PROCESSORS	Y	0.5	0	0	0	0	-	0
CONTAINER RECY	Y	0.5	0	0	0	0	-	0
LDS	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	1	1	2	5	-	9
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	1	0	0	-	-	1
UST CLOSURE	Y	0.5	0	0	0	0	-	0
HHSS	Y	0.25	1	0	4	-	-	5
UST SWEEPS	Y	0.25	2	3	8	-	-	13
AST	Y	0.25	0	0	0	-	-	0
AST SWRCB	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	1	0	1	-	-	2
CERS TANK	Y	0.25	1	0	1	-	-	2
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	1	0	4	-	-	5



<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
LUR	Y	0.5	0	0	0	0	-	0
CALSITES	Y	0.5	0	0	0	1	-	1
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
CLEANUP SITES	Y	0.5	0	0	0	0	-	0
DELISTED CLEANUP	Y	0.5	0	0	0	0	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0
<b>Tribal</b>								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0
<b>County</b>								
SML LA	Y	0.5	0	0	0	0	-	0
SWF LA COUNTY	Y	0.5	0	0	0	1	-	1
CUPA LA COUNTY	Y	0.25	3	14	21	-	-	38
HMS LA	Y	0.25	1	7	12	-	-	20
AOCONCERN	Y	0.5	0	0	0	0	-	0
UST SANTAFESP	Y	0.25	0	0	0	-	-	0
UST LONGB	Y	0.25	0	0	0	-	-	0
CUPA BURBANK	Y	0.25	0	0	0	-	-	0
UST ELSEGUNDO	Y	0.25	0	0	0	-	-	0
UST SANTA MONICA	Y	0.25	0	0	0	-	-	0
AST SANTAMON	Y	0.25	0	0	0	-	-	0
CUPA SANTAMON	Y	0.25	0	0	0	-	-	0
UST TORRANCE	Y	0.25	0	0	0	-	-	0
UST VERNON	Y	0.25	0	0	0	-	-	0
CUPA VERNON	Y	0.25	0	0	0	-	-	0
UST LA CITY	Y	0.25	1	8	10	-	-	19
AST LA CITY	Y	0.25	0	0	0	-	-	0
HAZMAT LA CITY	Y	0.125	2	6	-	-	-	8

**Additional Environmental Records**

**Federal**

<i>Database</i>	<i>Searched</i>	<i>Search Radius</i>	<i>Project Property</i>	<i>Within 0.12mi</i>	<i>0.125mi to 0.25mi</i>	<i>0.25mi to 0.50mi</i>	<i>0.50mi to 1.00mi</i>	<i>Total</i>
PFAS GHG	Y	0.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	5	1	-	-	-	6
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	2	-	2
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	1	-	-	-	-	1
FED DRYCLEANERS	Y	0.25	0	0	1	-	-	1
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	2	5	-	-	7

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	1	0	-	-	1
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
<b>State</b>								
PFAS SAMPLING	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	2	-	-	2
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS GT CLEANUPS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	0	0	-	0
PFAS INVEST	Y	0.5	0	0	0	0	-	0
HWSS CLEANUP	Y	0.5	0	0	0	0	-	0
TOXIC PITS	Y	1	0	0	0	0	0	0
DTSC HWF	Y	0.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	0	0	1	1
CHMIRS	Y	PO	0	-	-	-	-	0
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	3	1	-	-	-	4
HAZ GEN	Y	PO	4	2	-	-	-	6
HAZ TSD	Y	0.5	0	0	0	0	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HW TRANSPORT	Y	0.125	0	0	-	-	-	0
WASTE TIRE	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
HIST CORTESE	Y	0.5	0	0	0	0	-	0
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	1	6	-	-	-	7
DELISTED HAZ	Y	0.5	0	1	0	2	-	3
GEOTRACKER	Y	0.125	0	0	-	-	-	0
MINE	Y	1	0	0	0	0	0	0
LIEN	Y	PO	0	-	-	-	-	0
WASTE DISCHG	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
EMISSIONS	Y	0.25	1	2	20	-	-	23
CDL	Y	0.125	0	0	-	-	-	0
<b>Tribal</b> <i>No Tribal additional environmental record sources available for this State.</i>								
<b>County</b>								
HAZMAT SANTAMON	Y	0.125	0	0	-	-	-	0
HAZ WST SANTAMON	Y	0.125	0	0	-	-	-	0
<b>Total:</b>			<b>33</b>	<b>82</b>	<b>131</b>	<b>21</b>	<b>3</b>	<b>270</b>

\* PO – Property Only

\* 'Property and adjoining properties' database search radii are set at 0.25 miles.

## Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">1</a>	HAZ GEN	WINALL OIL CORP	10628 VENICE BLVD CULVER CITY CA 902323309	W	0.00 / 0.00	0	<a href="#">64</a>
<a href="#">2</a>	RCRA NON GEN	CO BUILD, INC.	10610-10616, & 10626 VENICE BLVD CULVER CITY CA 90232 <i>EPA Handler ID: CAC003168737</i>	ENE	0.00 / 0.00	0	<a href="#">64</a>
<a href="#">2</a>	FINDS/FRS	CO BUILD, INC.	10610-10616, & 10626 VENICE BLVD CULVER CITY CA 90232 <i>Registry ID: 110071247527</i>	ENE	0.00 / 0.00	0	<a href="#">65</a>
<a href="#">3</a>	FINDS/FRS	WINALL OIL SVC STA	10646 VENICE BLVD CULVER CITY CA 90232 <i>Registry ID: 110010678971</i>	W	0.00 / 0.00	0	<a href="#">66</a>
<a href="#">3</a>	DELISTED TNK	WINALL #18	10646 VENICE BLVD CULVER CITY CA 90232	W	0.00 / 0.00	0	<a href="#">66</a>
<a href="#">3</a>	LUST	WINALL #18	10646 VENICE BLVD LOS ANGELES CA 90232 <i>Global ID   Status Date   Status: T0603701260   4/17/2008   COMPLETED - CASE CLOSED</i>	W	0.00 / 0.00	0	<a href="#">66</a>
<a href="#">3</a>	HMS LA		10646 W VENICE BLVD LOS ANGELES CA 90230	W	0.00 / 0.00	0	<a href="#">77</a>
<a href="#">3</a>	HHSS	WINALL (ARCO)	10646 VENICE BLVD. CULVER CITY CA 90232	W	0.00 / 0.00	0	<a href="#">77</a>
<a href="#">3</a>	HAZNET	ECONOMY ENVIRONMENTAL INC	10646 VENICE BLVD LOS ANGELES CA 90232	W	0.00 / 0.00	0	<a href="#">78</a>
<a href="#">3</a>	ICIS	WINALL OIL SVC STA	10646 VENICE BLVD CULVER CITY CA 90232 <i>Registry ID: 110010678971</i>	W	0.00 / 0.00	0	<a href="#">78</a>
<a href="#">3</a>	FINDS/FRS	WINALL OIL #18	10646 VENICE BLVD CULVER CITY CA 90232 <i>Registry ID: 110065211005</i>	W	0.00 / 0.00	0	<a href="#">78</a>
<a href="#">3</a>	UST	Winall Oil Co. #18	10646 Venice Blvd Culver City CA 90232 <i>Facility ID: FA0010204 Tank ID No.   Tank Status   Tank Closure Date: 4   Confirmed/Updated Information   , 3   Confirmed/Updated Information   , 1   Confirmed/Updated Information   , 2   Confirmed/Updated Information   , 5   Confirmed/Updated Information  </i>	W	0.00 / 0.00	0	<a href="#">79</a>
<a href="#">3</a>	EMISSIONS	WINALL OIL CO #18	10646 VENICE BLVD CULVER CITY CA 90232	W	0.00 / 0.00	0	<a href="#">81</a>

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">3</a>	CERS TANK	Winall Oil Co. #18	10646 VENICE BLVD CULVER CITY CA 90232 <i>Site ID: 86277</i>	W	0.00 / 0.00	0	<a href="#">82</a>
<a href="#">3</a>	HAZMAT LA CITY	WINALL OIL CO	10646 VENICE BLVD LOS ANGELES CA 90232	W	0.00 / 0.00	0	<a href="#">93</a>
<a href="#">3</a>	UST LA CITY	WINALL OIL CO. #18	10646 VENICE BLVD LOS ANGELES CA 90232 <i>Facility ID: FA0010204</i>	W	0.00 / 0.00	0	<a href="#">93</a>
<a href="#">3</a>	HIST TANK	WINALL (ARCO)	10646 VENICE BLVD. CULVER CITY CA	W	0.00 / 0.00	0	<a href="#">93</a>
<a href="#">3</a>	RCRA NON GEN	WINALL OIL #18	10646 VENICE BLVD CULVER CITY CA 90232 <i>EPA Handler ID: CAL000284190</i>	W	0.00 / 0.00	0	<a href="#">93</a>
<a href="#">3</a>	CUPA LA COUNTY	WINALL OIL CO #18	10646 W VENICE BLVD CULVER CITY CA 90232	W	0.00 / 0.00	0	<a href="#">94</a>
<a href="#">3</a>	UST SWEEPS	WINALL OIL CO #0018	10646 VENICE BLVD LOS ANGELES CA <i>C C / Status: A19-000-12108   ACTIVE Tank ID: 000001, 000002, 000004, 000005, 000003</i>	W	0.00 / 0.00	0	<a href="#">94</a>
<a href="#">3</a>	UST SWEEPS	WINALL ARCO STATION	10646 VENICE BLVD CULVER CITY CA <i>C C / Status: A19-050-922   ACTIVE Tank ID: 000018, 000009, 000017, 000004, 000010, 000006, 000007, 000013, 000015, 000002, 000003, 000005, 000014, 000011, 000001, 000008, 000012, 000016</i>	W	0.00 / 0.00	0	<a href="#">95</a>
<a href="#">3</a>	HAZ GEN	Economy Environmental Inc	10646 Venice Blvd LOS ANGELES CA 90232	W	0.00 / 0.00	0	<a href="#">99</a>
<a href="#">3</a>	HAZ GEN	WINALL OIL #18	10646 VENICE BLVD CULVER CITY CA 90232	W	0.00 / 0.00	0	<a href="#">99</a>
<a href="#">4</a>	HAZNET	E AND J FOREIGN CARS	10602 VENICE BLVD CULVER CITY CA 902323309	NE	0.00 / 0.00	0	<a href="#">99</a>
<a href="#">4</a>	HAZNET	E&J FOREIGN CARS	10602 VENICE BLVD CULVER CITY CA 902323309	NE	0.00 / 0.00	0	<a href="#">100</a>
<a href="#">4</a>	FINDS/FRS	PARADES AUTO REPAIR	10602 W VENICE BLVD UN B CULVER CITY CA 90232 <i>Registry ID: 110066295949</i>	NE	0.00 / 0.00	0	<a href="#">100</a>
<a href="#">4</a>	HAZMAT LA CITY	PARADES AUTO REPAIR	10602 W VENICE BLVD UN B CULVER CITY CA 90232	NE	0.00 / 0.00	0	<a href="#">100</a>



<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev Diff (ft)</b>	<b>Page Number</b>
<a href="#">4</a>	CUPA LA COUNTY	E & J FOREIGN CARS	10602 VENICE BLVD CULVER CITY CA 90230	NE	0.00 / 0.00	0	<a href="#">101</a>
<a href="#">4</a>	CUPA LA COUNTY	PARADES AUTO REPAIR	10602 VENICE BLVD B CULVER CITY CA 90232	NE	0.00 / 0.00	0	<a href="#">101</a>
<a href="#">4</a>	HAZ GEN	BROGLEN HOTEL CORP DBA PAREDES AUTO REPAIR	10602 VENICE BLVD STE B CULVER CITY CA 902323309	NE	0.00 / 0.00	0	<a href="#">101</a>
<a href="#">4</a>	RCRA NON GEN	E & J FOREIGN CARS	10602 VENICE BLVD CULVER CITY CA 90232  <i>EPA Handler ID: CAL000343487</i>	NE	0.00 / 0.00	0	<a href="#">101</a>
<a href="#">4</a>	CERS HAZ	E & J FOREIGN CARS	10602 VENICE BLVD CULVER CITY CA 90232	NE	0.00 / 0.00	0	<a href="#">102</a>
<a href="#">4</a>	FINDS/FRS	E & J FOREIGN CARS	10602 VENICE BLVD CULVER CITY CA 90232  <i>Registry ID: 110071393829</i>	NE	0.00 / 0.00	0	<a href="#">106</a>

## Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">5</a>	HAZNET	G & R RENT A CAR	10620 VENICE BLVD CULVER CITY CA 90232	NNW	0.01 / 38.30	0	<a href="#">106</a>
<a href="#">6</a>	LUST	GOODYEAR TIRE & RUBBER	10704 VENICE BLVD CULVER CITY CA 90232	SW	0.02 / 105.23	-1	<a href="#">107</a>
<b>Global ID / Status Date / Status:</b> T0603704756   4/25/1996   COMPLETED - CASE CLOSED							
<a href="#">6</a>	HMS LA		10704 VENICE BLVD CULVER CITY CA 902323310	SW	0.02 / 105.23	-1	<a href="#">109</a>
<a href="#">6</a>	FINDS/FRS	GOODYEAR TIRE & RUBBER	10704 VENICE BLVD CULVER CITY CA 90232	SW	0.02 / 105.23	-1	<a href="#">110</a>
<b>Registry ID:</b> 110065609522							
<a href="#">6</a>	CERS HAZ	California Pizza Kitchen #312	10704 VENICE BLVD CULVER CITY CA 90232	SW	0.02 / 105.23	-1	<a href="#">111</a>
<a href="#">6</a>	CUPA LA COUNTY	CALIFORNIA PIZZA KITCHEN #312	10704 VENICE BLVD CULVER CITY CA 90232	SW	0.02 / 105.23	-1	<a href="#">112</a>
<a href="#">6</a>	CUPA LA COUNTY	GOODYEAR CERTIFIED AUTO SVCE	10704 VENICE BLVD CULVER CITY CA 90230	SW	0.02 / 105.23	-1	<a href="#">113</a>
<a href="#">6</a>	HAZ GEN	SAYEGH TIRE INC IV	10704 VENICE BLVD CULVER CITY CA 902323310	SW	0.02 / 105.23	-1	<a href="#">113</a>
<a href="#">6</a>	HAZ GEN	CULVER CENTER PARTNERS	10704 VENICE BLVD CULVER CITY CA 902323310	SW	0.02 / 105.23	-1	<a href="#">113</a>
<a href="#">7</a>	UST LA CITY		10627 VENICE BLVD LOS ANGELES LOS ANGELES CA	WNW	0.02 / 120.31	1	<a href="#">113</a>
<a href="#">8</a>	RCRA SQG	WEST LA IMPORTED CARS INC.	10603 VENICE BLVD LOS ANGELES CA 90034	N	0.02 / 125.38	1	<a href="#">113</a>
<b>EPA Handler ID:</b> CAD982410011							
<a href="#">8</a>	EMISSIONS	WEST L.A. IMPORTED CARS INC	10603 VENICE BLVD LOS ANGELES CA 90034	N	0.02 / 125.38	1	<a href="#">114</a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev Diff (ft)</b>	<b>Page Number</b>
<a href="#">8</a>	DELISTED HAZ	VENICE BRAKE CENTER INC	10603 W VENICE BLVD LOS ANGELES CA 90034	N	0.02 / 125.38	1	<a href="#">115</a>
<a href="#">8</a>	HAZMAT LA CITY	VENICE BRAKE CENTER	10603 W VENICE BLVD LOS ANGELES CA 90034	N	0.02 / 125.38	1	<a href="#">115</a>
<a href="#">8</a>	UST LA CITY	VENICE BRAKE CENTER	10603 W VENICE BLVD LOS ANGELES CA 90034  <i>Facility ID:</i> FA0030718	N	0.02 / 125.38	1	<a href="#">116</a>
<a href="#">8</a>	CUPA LA COUNTY	BRAKE CENTERS	10603 VENICE BLVD LOS ANGELES CA 90034	N	0.02 / 125.38	1	<a href="#">116</a>
<a href="#">8</a>	UST SWEEPS	WEST LA IMPORTED CARS INC	10603 VENICE BLVD LOS ANGELES CA  <i>C C   Status:</i> A19-050-4420   ACTIVE	N	0.02 / 125.38	1	<a href="#">116</a>
<a href="#">9</a>	UST LA CITY		10701 VENICE BLVD LOS ANGELES LOS ANGELES CA	W	0.03 / 177.69	0	<a href="#">116</a>
<a href="#">10</a>	RCRA NON GEN	STEVE ROTBLATT	10709 VENICE BLVD LOS ANGELES CA 90034  <i>EPA Handler ID:</i> CAC003025317	W	0.04 / 231.54	-1	<a href="#">116</a>
<a href="#">11</a>	CERS HAZ	McDonald's #1276	10623 VENICE BLVD LOS ANGELES CA 90034	NW	0.05 / 238.38	1	<a href="#">117</a>
<a href="#">11</a>	HAZMAT LA CITY	McDONALD'S #5760	10623 VENICE BLVD LOS ANGELES CA 90034	NW	0.05 / 238.38	1	<a href="#">120</a>
<a href="#">12</a>	CERS HAZ	LA Fitness	3827 OVERLAND AVE CULVER CITY CA 90232	SSW	0.05 / 242.89	-3	<a href="#">120</a>
<a href="#">12</a>	CUPA LA COUNTY	LA FITNESS	3827 OVERLAND AVE CULVER CITY CA 90232	SSW	0.05 / 242.89	-3	<a href="#">122</a>
<a href="#">13</a>	RCRA NON GEN	GENUINE PARTS COMPANY DBA NAPA AUTO PARTS #147	10715 VENICE BLVD LOS ANGELES CA 90034  <i>EPA Handler ID:</i> CAL000462792	W	0.05 / 255.79	-1	<a href="#">123</a>
<a href="#">14</a>	RCRA NON GEN	INFINITY PROPERTIES MANAGEMENT	3848 OVERLAND AVE. CULVER CITY CA 90232  <i>EPA Handler ID:</i> CAC003024509	SSE	0.06 / 302.47	-3	<a href="#">124</a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev Diff (ft)</b>	<b>Page Number</b>
<a href="#">14</a>	CUPA LA COUNTY	SPRINT CELL SITE LA35XC793	3848 OVERLAND AVE CULVER CITY CA 90232	SSE	0.06 / 302.47	-3	<a href="#">125</a>
<a href="#">15</a>	RCRA LQG	RITE AID #5463	3802 CULVER CENTER ST CULVER CITY CA 90232  <i>EPA Handler ID: CAL000379640</i>	WSW	0.06 / 303.83	-2	<a href="#">125</a>
<a href="#">15</a>	CERS HAZ	Rite Aid #5463	3802 CULVER CENTER ST CULVER CITY CA 90232	WSW	0.06 / 303.83	-2	<a href="#">127</a>
<a href="#">15</a>	CUPA LA COUNTY	RITE AID #5463	3802 CULVER CTR CULVER CITY CA 90232	WSW	0.06 / 303.83	-2	<a href="#">129</a>
<a href="#">15</a>	RCRA SQG	RITE AID NO 5463	3802 CULVER CENTER ST CULVER CITY CA 90232  <i>EPA Handler ID: CAR000248427</i>	WSW	0.06 / 303.83	-2	<a href="#">129</a>
<a href="#">16</a>	CUPA LA COUNTY	AT&T MOBILITY - (ZX00BX)	3851 OVERLAND AVE 25 CULVER CITY CA 90232	S	0.06 / 310.26	-4	<a href="#">140</a>
<a href="#">17</a>	HMS LA		3857 OVERLAND AVE CULVER CITY CA 902323306	S	0.06 / 311.75	-4	<a href="#">141</a>
<a href="#">18</a>	HMS LA		3863 OVERLAND AVE CULVER CITY CA 902323306	S	0.07 / 376.19	-4	<a href="#">141</a>
<a href="#">19</a>	HMS LA		3865 OVERLAND AVE CULVER CITY CA 902323306	S	0.07 / 380.39	-4	<a href="#">141</a>
<a href="#">20</a>	RCRA NON GEN	VETCOR OF CALIFORNIA LP DBA CENTER SINAI ANIMAL HOSPITAL	10737 VENICE BLVD LOS ANGELES CA 90034  <i>EPA Handler ID: CAL000480005</i>	WSW	0.08 / 401.43	-2	<a href="#">142</a>
<a href="#">21</a>	EMISSIONS	SHIPS COFFEE SHOP, MATT SHIPMA	10705 WASHINGTON BL CULVER CITY CA 90230	S	0.08 / 408.23	-5	<a href="#">143</a>
<a href="#">22</a>	ALT FUELS	3814 Mentone Ave	3814 Mentone Ave Los Angeles CA 90232  <i>ID: 262874</i>	ENE	0.08 / 412.52	1	<a href="#">143</a>
<a href="#">23</a>	RCRA NON GEN	CUSHMAN AND WAKEFIELD U.S., INC. C/O BANK OF AMERICA, NA	3809 CULVER CENTER CULVER CITY CA 90232	WSW	0.08 / 440.88	-3	<a href="#">144</a>

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			<i>EPA Handler ID:</i> CAC003232025				
<a href="#">24</a>	HAZMAT LA CITY	HALL MEYER CO., INC.	3771 S LAS FLORES CT LOS ANGELES CA 90034	W	0.09 / 466.77	0	<a href="#">145</a>
<a href="#">24</a>	CUPA LA COUNTY	HALL MEYER CO INC	3771 LAS FLORES CT LOS ANGELES CA 90034	W	0.09 / 466.77	0	<a href="#">145</a>
<a href="#">24</a>	RCRA NON GEN	MOON JUICE	3771 LAS FLORES CT LOS ANGELES CA 90034	W	0.09 / 466.77	0	<a href="#">145</a>
			<i>EPA Handler ID:</i> CAC003053702				
<a href="#">25</a>	HMS LA		3827 CULVER CENTER CULVER CITY CA 902323365	SW	0.09 / 467.69	-4	<a href="#">146</a>
<a href="#">25</a>	CERS HAZ	Ralphs Grocery #086	3827 CULVER CENTER ST CULVER CITY CA 90232	SW	0.09 / 467.69	-4	<a href="#">147</a>
<a href="#">25</a>	RCRA NON GEN	RALPHS GROCERY CO #86	3827 CULVER CENTER CULVER CITY CA 90232- 3365	SW	0.09 / 467.69	-4	<a href="#">151</a>
			<i>EPA Handler ID:</i> CAD981580194				
<a href="#">25</a>	CUPA LA COUNTY	Ralphs Grocery #086	3827 CULVER CENTER ST CULVER CITY CA 90232	SW	0.09 / 467.69	-4	<a href="#">152</a>
<a href="#">26</a>	RCRA NON GEN	EXODUS RECOVERY CRISIS RESIDENTIAL TREATMENT PROGRAM	3754-3756 OVERLAND AVE LOS ANGELES CA 90034	NW	0.09 / 472.76	2	<a href="#">153</a>
			<i>EPA Handler ID:</i> CAL000450655				
<a href="#">27</a>	RCRA NON GEN	THE BRANCH BUILDING	10601 W WASHINGTON BLVD CULVER CITY CA 90232	SE	0.09 / 475.31	-4	<a href="#">154</a>
			<i>EPA Handler ID:</i> CAR000091918				
<a href="#">27</a>	ALT FUELS	COBALT APTS COMMUNITY 01	10601 Washington Blvd Culver City CA 90232	SE	0.09 / 475.31	-4	<a href="#">157</a>
			<i>ID:</i> 213383				
<a href="#">28</a>	RCRA SQG	HOLIDAY MOTOR HOMES	10424 VENICE BLVD CULVER CITY CA 90232	ENE	0.09 / 494.12	2	<a href="#">157</a>
			<i>EPA Handler ID:</i> CAD982401135				
<a href="#">28</a>	HAZMAT LA CITY	RONY'S CAR PROS	10424 W VENICE BLVD CULVER CITY CA 90232	ENE	0.09 / 494.12	2	<a href="#">158</a>
<a href="#">28</a>	UST LA CITY	RONY'S CAR PROS	10424 W VENICE BLVD CULVER CITY CA 90232	ENE	0.09 / 494.12	2	<a href="#">159</a>

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			<i>Facility ID:</i> FA0032263				
<a href="#">28</a>	RCRA NON GEN	VOLKSGOLF AUTO REPAIR	10424 VENICE BLVD #3-4 LOS ANGELES CA 90232	ENE	0.09 / 494.12	2	<a href="#">159</a>
			<i>EPA Handler ID:</i> CAL000283519				
<a href="#">28</a>	CUPA LA COUNTY	HOTTIES	10424 VENICE BLVD 1 LOS ANGELES CA 90232	ENE	0.09 / 494.12	2	<a href="#">160</a>
<a href="#">28</a>	CUPA LA COUNTY	VOLKSGOLF AUTO REPAIR	10424 VENICE BLVD 3,4 LOS ANGELES CA 90232	ENE	0.09 / 494.12	2	<a href="#">160</a>
<a href="#">28</a>	CUPA LA COUNTY	CALIFORNIA AUTOMOTIVE SERVICE, LLC	10424 VENICE BLVD 3 & 6 CULVER CITY CA 90232	ENE	0.09 / 494.12	2	<a href="#">160</a>
<a href="#">28</a>	CUPA LA COUNTY	GILBERT'S AUTO REPAIR, LLC	10424 VENICE BLVD 5 & 6 CULVER CITY CA 90232	ENE	0.09 / 494.12	2	<a href="#">160</a>
<a href="#">28</a>	UST SWEEPS	ERICSON EXECUTIVES, INC	10424 VENICE BLVD CULVER CITY CA	ENE	0.09 / 494.12	2	<a href="#">161</a>
			<i>C C / Status:</i> I19-050-5084   INACTIVE				
<a href="#">29</a>	HAZMAT LA CITY	VAN R DENTAL PRODUCTS	3780 S SELBY AVE LOS ANGELES CA 90034	W	0.10 / 515.66	-2	<a href="#">161</a>
<a href="#">30</a>	RCRA NON GEN	TOMBRIDGE INC.	3861 MENTONE AVE. LOS ANGELES CA 90232	E	0.10 / 527.56	-2	<a href="#">161</a>
			<i>EPA Handler ID:</i> CAC003248245				
<a href="#">31</a>	RCRA NON GEN	RHEUMATOLOGY DIAGNOSTICS LABORATORY	10755 VENICE BLVD LOS ANGELES CA 90034	WSW	0.10 / 539.91	-3	<a href="#">162</a>
			<i>EPA Handler ID:</i> CAC003072545				
<a href="#">32</a>	HMS LA		10768 VENICE BLVD CULVER CITY CA 902323345	WSW	0.10 / 541.25	-3	<a href="#">163</a>
<a href="#">33</a>	UST LA CITY		10420 VENICE BLVD LOS ANGELES LOS ANGELES CA	ENE	0.10 / 546.96	2	<a href="#">164</a>
<a href="#">34</a>	RCRA NON GEN	3748 KEYSTONE, LLC	3748 KEYSTONE AVENUE LOS ANGELES CA 90034	NNW	0.10 / 548.39	3	<a href="#">164</a>
			<i>EPA Handler ID:</i> CAC003227796				



<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev Diff (ft)</b>	<b>Page Number</b>
<a href="#">34</a>	RCRA NON GEN	3748 KEYSTONE LLC	3748 KEYSTONE AVE LOS ANGELES CA 90034 <i>EPA Handler ID: CAC003231438</i>	NNW	0.10 / 548.39	3	<a href="#">165</a>
<a href="#">35</a>	HAZMAT LA CITY	HOWARD A ANDERSON COMPANY	3767 S OVERLAND AVE SU 104 LOS ANGELES CA 90034	W	0.10 / 553.68	0	<a href="#">166</a>
<a href="#">35</a>	RCRA NON GEN	BIONAUT LABS INC	3767 OVERLAND AVE STE 114 LOS ANGELES CA 90034 <i>EPA Handler ID: CAL000469799</i>	W	0.10 / 553.68	0	<a href="#">166</a>
<a href="#">36</a>	UST LA CITY		10416 VENICE BLVD LOS ANGELES LOS ANGELES CA	ENE	0.11 / 571.54	2	<a href="#">168</a>
<a href="#">37</a>	UST LA CITY		10635 W WASHINGTON BLVD CULVER CITY CULVER CA	SE	0.12 / 609.71	-5	<a href="#">168</a>
<a href="#">38</a>	SSTS	CAL AGRI PRODUCTS, LLC	10720 McCune Ave - Los Angeles CA 90034 <i>Establishment No: 74533-CA-1</i>	WNW	0.12 / 610.83	0	<a href="#">168</a>
<a href="#">39</a>	RCRA NON GEN	STEVE ROTBLATT	3744 KEYSTONE AVE LOS ANGELES CA 90404 <i>EPA Handler ID: CAC002998067</i>	NNW	0.12 / 615.38	3	<a href="#">168</a>
<a href="#">39</a>	RCRA NON GEN	JKM APTS LLC	3744 KEYSTONE AVE UNIT 6 LOS ANGELES CA 90034 <i>EPA Handler ID: CAC002994806</i>	NNW	0.12 / 615.38	3	<a href="#">169</a>
<a href="#">39</a>	RCRA NON GEN	JKM PROPERTIES	3744 KEYSTONE AVE APT 6 LOS ANGELES CA 90034 <i>EPA Handler ID: CAC002994583</i>	NNW	0.12 / 615.38	3	<a href="#">170</a>
<a href="#">39</a>	RCRA NON GEN	STEVE ROTBLATT	3744 KEYSTONE AVE #6 LOS ANGELES CA 90034 <i>EPA Handler ID: CAC003050760</i>	NNW	0.12 / 615.38	3	<a href="#">171</a>
<a href="#">39</a>	RCRA NON GEN	STEVE ROTBLATT	3744 KEYSTONE AVE #9, #12 LOS ANGELES CA 90034 <i>EPA Handler ID: CAC003065319</i>	NNW	0.12 / 615.38	3	<a href="#">173</a>
<a href="#">40</a>	CERS HAZ	O'REILLY AUTO PARTS #3204	3899 OVERLAND AVE CULVER CITY CA 90232	SSE	0.12 / 621.96	-7	<a href="#">174</a>
<a href="#">40</a>	RCRA NON GEN	O'REILLY AUTO PARTS STORE 3204	3899 OVERLAND AVE CULVER CITY CA 90232 <i>EPA Handler ID: CAL000392968</i>	SSE	0.12 / 621.96	-7	<a href="#">180</a>

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">40</a>	CUPA LA COUNTY	O'REILLY AUTO PARTS #3204	3899 OVERLAND AVE CULVER CITY CA 90232	SSE	0.12 / 621.96	-7	<a href="#">181</a>
<a href="#">40</a>	C&D DEBRIS RECY	O'REILLY AUTO PARTS #3204	3899 OVERLAND AVE CULVER CITY CA 90232	SSE	0.12 / 621.96	-7	<a href="#">181</a>
<a href="#">41</a>	RCRA NON GEN	DR. LORI ANNES	3844 CULVER CENTER SUITE B CULVER CITY CA 90232- 3303 <i>EPA Handler ID: CAC002978370</i>	SSW	0.12 / 646.79	-8	<a href="#">181</a>
<a href="#">42</a>	UST LA CITY		10400 VENICE BLVD LOS ANGELES LOS ANGELES CA	ENE	0.12 / 650.35	3	<a href="#">182</a>
<a href="#">43</a>	HMS LA		10705 WASHINGTON BLVD CULVER CITY CA 902323342	SSE	0.12 / 651.54	-8	<a href="#">182</a>
<a href="#">43</a>	UST SWEEPS	HOWARD RYAN	10705 WASHINGTON BLVD CULVER CITY CA <i>C C / Status: A19-000-14173   ACTIVE</i>	SSE	0.12 / 651.54	-8	<a href="#">183</a>
<a href="#">44</a>	HMS LA		3900 OVERLAND AVE CULVER CITY CA 90232	SSE	0.13 / 664.94	-7	<a href="#">183</a>
<a href="#">45</a>	HMS LA		10700 WASHINGTON BLVD CULVER CITY CA 902323314	SSE	0.13 / 666.62	-8	<a href="#">183</a>
<a href="#">46</a>	UST LA CITY		10730 MC CUNE AVE LOS ANGELES LOS ANGELES CA	W	0.13 / 681.31	0	<a href="#">184</a>
<a href="#">47</a>	RCRA SQG	PACIFIC BODY AND COLLISION	10429 WASHINGTON BLVD LOS ANGELES CA 90034 <i>EPA Handler ID: CA0000058305</i>	E	0.13 / 702.64	-2	<a href="#">184</a>
<a href="#">47</a>	EMISSIONS	ULTIMATE COACHW30KS, INC.	10429 WASHINGTON BLVD CULVER CITY CA 90232	E	0.13 / 702.64	-2	<a href="#">185</a>
<a href="#">47</a>	EMISSIONS	WERKSTATT BODY SHOP, JAY R ZAR	10429 WASHINGTON BL CULVER CITY CA 90230	E	0.13 / 702.64	-2	<a href="#">185</a>
<a href="#">47</a>	EMISSIONS	ULTIMATE COACHWORKS, INC.	10429 WASHINGTON BLVD CULVER CITY CA 90232	E	0.13 / 702.64	-2	<a href="#">186</a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev Diff (ft)</b>	<b>Page Number</b>
<a href="#">47</a>	CUPA LA COUNTY	ULTIMATE COACHWORKS INC	10429 WASHINGTON BLVD CULVER CITY CA 90232	E	0.13 / 702.64	-2	<a href="#">187</a>
<a href="#">47</a>	UST SWEEPS	WERKSTATT BODY SHOP	10429 W WASHINGTON BLVD CULVER CITY CA <b>C C   Status:</b> A19-050-8171   ACTIVE	E	0.13 / 702.64	-2	<a href="#">187</a>
<a href="#">47</a>	RCRA NON GEN	ULTIMATE COACHWORKS INC	10429 WASHINGTON BLVD CULVER CITY CA 90232- 3121 <b>EPA Handler ID:</b> CAL000334364	E	0.13 / 702.64	-2	<a href="#">187</a>
<a href="#">47</a>	UST LA CITY	ULTIMATE COACHWORKS, INC	10429 W WASHINGTON BLVD CULVER CITY CA 90232 <b>Facility ID:</b> FA0035860	E	0.13 / 702.64	-2	<a href="#">188</a>
<a href="#">48</a>	RCRA LQG	SONY PICTURES STUDIOS	10202 W WASHINGTON BLVD CULVER CITY CA 90232- 3119 <b>EPA Handler ID:</b> CAD054866637	ESE	0.13 / 710.92	-4	<a href="#">188</a>
<a href="#">48</a>	RCRA SQG	MGM LABORATORIES INC	10202 W WASHINGTON BLVD CULVER CITY CA 90230 <b>EPA Handler ID:</b> CAD044053874	ESE	0.13 / 710.92	-4	<a href="#">205</a>
<a href="#">48</a>	LUST	SONY PICTURES STUDIOS	10202 WEST WASHINGTON BOULEVARD CULVER CITY CA 90232 <b>Global ID   Status Date   Status:</b> T0603766772   6/11/2008   COMPLETED - CASE CLOSED	ESE	0.13 / 710.92	-4	<a href="#">207</a>
<a href="#">48</a>	LUST	SONY PICTURES STUDIOS	10202 WASHINGTON BLVD W CULVER CITY CA 90232 <b>Global ID   Status Date   Status:</b> T0603703288   5/7/1998   COMPLETED - CASE CLOSED	ESE	0.13 / 710.92	-4	<a href="#">210</a>
<a href="#">48</a>	HMS LA		10202 WASHINGTON BLVD CULVER CITY CA 902323195	ESE	0.13 / 710.92	-4	<a href="#">212</a>
<a href="#">48</a>	HHSS	MGM/UA ENTERTAINMENT CO	10202 WASHINGTON BLVD CULVER CITY CA 90230	ESE	0.13 / 710.92	-4	<a href="#">215</a>
<a href="#">48</a>	HHSS	MGM LABORATORIES INC	10202 W. WASHINGTON BLVD. CULVER CITY CA 90230	ESE	0.13 / 710.92	-4	<a href="#">215</a>
<a href="#">48</a>	HHSS	MGM LABORATORIES INC	10202 W. WASHINGTON BLVD. CULVER CITY CA 90230	ESE	0.13 / 710.92	-4	<a href="#">215</a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev Diff (ft)</b>	<b>Page Number</b>
<a href="#">48</a>	EMISSIONS	WESTSIDE STUDIOS SERVICES INC	10202 W WASHINGTON BLVD CULVER CITY CA 90232	ESE	0.13 / 710.92	-4	<a href="#">215</a>
<a href="#">48</a>	EMISSIONS	SONY PICTURES ENTERTAINMENT,SONY PICTURE	10202 W WASHINGTON BLVD CULVER CITY CA 90232	ESE	0.13 / 710.92	-4	<a href="#">216</a>
<a href="#">48</a>	EMISSIONS	SONY PICTURES ENTERTAINMENT,SO	10202 W WASHINGTON BLVD CULVER CITY CA 90232	ESE	0.13 / 710.92	-4	<a href="#">222</a>
<a href="#">48</a>	EMISSIONS	MGM LAB INC 056408	10202 W WASHINGTON BL CULVER CITY CA 90230	ESE	0.13 / 710.92	-4	<a href="#">223</a>
<a href="#">48</a>	EMISSIONS	LORIMAR PRODUCTIONS INC	10202 W WASHINGTON BL CULVER CITY CA 90232	ESE	0.13 / 710.92	-4	<a href="#">223</a>
<a href="#">48</a>	CERS TANK	SONY PICTURES STUDIOS	10202 W WASHINGTON BLVD CULVER CITY CA 90232-3119 <b>Site ID:</b> 402500	ESE	0.13 / 710.92	-4	<a href="#">223</a>
<a href="#">48</a>	HIST TANK	M.G.M. LABORATORIES, INC.	10202 W. WASHINGTON BLVD. CULVER CITY CA	ESE	0.13 / 710.92	-4	<a href="#">230</a>
<a href="#">48</a>	HIST TANK	MGM/JA ENTERTAINMENT CO.	10202 WASHINGTON BLVD CULVER CITY CA	ESE	0.13 / 710.92	-4	<a href="#">230</a>
<a href="#">48</a>	HIST TANK	MGM LABORATORIES, INC.	10202 W. WASHINGTON BLVD. CULVER CITY CA	ESE	0.13 / 710.92	-4	<a href="#">230</a>
<a href="#">48</a>	RCRA NON GEN	JC BACKINGS CORPORATION	10202 W WASHINGTON BLVD CULVER CITY CA 90232-0000 <b>EPA Handler ID:</b> CAL000172072	ESE	0.13 / 710.92	-4	<a href="#">231</a>
<a href="#">48</a>	RCRA NON GEN	ONSITE DENTAL (SONY CAMPAS)	10202 WASHINGTON BLVD CULVER CITY CA 90232-3119 <b>EPA Handler ID:</b> CAL000411523	ESE	0.13 / 710.92	-4	<a href="#">232</a>
<a href="#">48</a>	CUPA LA COUNTY	SONY PICTURES STUDIOS	10202 WASHINGTON BLVD CULVER CITY CA 90232	ESE	0.13 / 710.92	-4	<a href="#">233</a>

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">48</a>	CUPA LA COUNTY	AT&T MOBILITY - SONY PICTURES 4463	10202 WASHINGTON BLVD ATT CULVER CITY CA 90232	ESE	0.13 / 710.92	-4	<a href="#">233</a>
<a href="#">48</a>	RCRA TSD	ONE OH FOUR LLC	10202 W WASHINGTON BLVD CULVER CITY CA 90232 <b>EPA Handler ID:</b> CAC003008839	ESE	0.13 / 710.92	-4	<a href="#">233</a>
<a href="#">48</a>	RCRA NON GEN	ONE OH FOUR LLC	10202 W WASHINGTON BLVD CULVER CITY CA 90232 <b>EPA Handler ID:</b> CAC003008839	ESE	0.13 / 710.92	-4	<a href="#">234</a>
<a href="#">48</a>	UST SWEEPS	SONY PICTURES STUDIOS	10202 W WASHINGTON BLVD CULVER CITY CA <b>C C / Status:</b> A19-000-17213   ACTIVE <b>Tank ID:</b> 000015, 000014, 000010, 000021, 000008, 000016, 000018, 000022, 000013, 000017, 000011, 000012, 000020, 000019	ESE	0.13 / 710.92	-4	<a href="#">235</a>
<a href="#">48</a>	ALT FUELS	Madison Parking Lot	10202 Washington Blvd Culver City CA 90232 <b>ID:</b> 189097	ESE	0.13 / 710.92	-4	<a href="#">238</a>
<a href="#">48</a>	ALT FUELS	Overland Structure 1st Floor	10202 Washington Blvd Culver City CA 90232 <b>ID:</b> 189098	ESE	0.13 / 710.92	-4	<a href="#">239</a>
<a href="#">48</a>	ALT FUELS	Stage 10 Parking	10202 Washington Blvd Culver City CA 90232 <b>ID:</b> 238765	ESE	0.13 / 710.92	-4	<a href="#">239</a>
<a href="#">48</a>	ALT FUELS	Culver - Motor Structure 1st Floor	10202 Washington Blvd Culver City CA 90232 <b>ID:</b> 238764	ESE	0.13 / 710.92	-4	<a href="#">240</a>
<a href="#">48</a>	ALT FUELS	Culver - Motor Structure 2nd Floor	10202 Washington Blvd Culver City CA 90232 <b>ID:</b> 238763	ESE	0.13 / 710.92	-4	<a href="#">241</a>
<a href="#">49</a>	HHSS	99757	10407 VENICE BLVD LOS ANGELES CA 90034	NE	0.14 / 727.20	4	<a href="#">241</a>
<a href="#">49</a>	HIST TANK	99757	10407 VENICE BLVD LOS ANGELES CA	NE	0.14 / 727.20	4	<a href="#">242</a>
<a href="#">49</a>	UST SWEEPS	AL BARCO	10407 VENICE BLVD WEST LOS ANGELES CA <b>C C / Status:</b> I19-050-5563   INACTIVE	NE	0.14 / 727.20	4	<a href="#">242</a>
<a href="#">49</a>	UST LA CITY		10407 VENICE BLVD LOS ANGELES LOS ANGELES CA	NE	0.14 / 727.20	4	<a href="#">242</a>

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<a href="#">50</a>	HMS LA		3810 MIDWAY AVE #3810 CULVER CITY CA 90232	SW	0.14 / 761.23	-6	<a href="#">242</a>
<a href="#">51</a>	HMS LA		3812 MIDWAY AVE CULVER CITY CA 902323313	SW	0.15 / 765.98	-6	<a href="#">242</a>
<a href="#">52</a>	RCRA TSD	CY PIERCE	10727 MCCUNE AVENUE APT 3 LOS ANGELES CA 90034 <b>EPA Handler ID:</b> CAC003018297	WNW	0.15 / 773.82	2	<a href="#">243</a>
<a href="#">52</a>	RCRA NON GEN	CY PIERCE	10727 MCCUNE AVENUE APT 3 LOS ANGELES CA 90034 <b>EPA Handler ID:</b> CAC003018297	WNW	0.15 / 773.82	2	<a href="#">244</a>
<a href="#">53</a>	UST SWEEPS	LORIMAR STUDIOS	3970 OVERLAND AVE CULVER CITY CA  <b>C C   Status:</b> I19-000-7213   INACTIVE <b>Tank ID:</b> 000008, 000003, 000007, 000004	SSE	0.15 / 793.20	-9	<a href="#">245</a>
<a href="#">53</a>	UST SWEEPS	LORIMAR STUDIOS	3970 OVERLAND AVE CULVER CITY CA  <b>C C   Status:</b> A19-000-7213   ACTIVE <b>Tank ID:</b> 000001, 000006, 000002, 000000	SSE	0.15 / 793.20	-9	<a href="#">246</a>
<a href="#">54</a>	CUPA LA COUNTY	BAGGE & SON	10417 WASHINGTON BLVD CULVER CITY CA 90232	E	0.15 / 807.28	-1	<a href="#">247</a>
<a href="#">55</a>	RCRA SQG	AAMCO TRANSM	10409 WASHINGTON BLVD CULVER CITY CA 90230  <b>EPA Handler ID:</b> CAD981675002	E	0.16 / 824.41	-1	<a href="#">247</a>
<a href="#">55</a>	CUPA LA COUNTY	AAMCO TRANSMISSIONS	10409 WASHINGTON BLVD CULVER CITY CA 90232	E	0.16 / 824.41	-1	<a href="#">248</a>
<a href="#">56</a>	RCRA NON GEN	SUSAN VALDRY	3757 GLENDON AVE LOS ANGELES CA 90034  <b>EPA Handler ID:</b> CAC003090359	W	0.16 / 843.90	-2	<a href="#">248</a>
<a href="#">57</a>	RCRA SQG	MOTOR AVE CLEANERS	3773 MOTOR AVE LOS ANGELES CA 90034  <b>EPA Handler ID:</b> CAD983583667	NE	0.16 / 845.08	5	<a href="#">249</a>
<a href="#">57</a>	DRYCLEANERS	MOTOR AVE CLEANERS	3773 MOTOR AVE LOS ANGELES CA	NE	0.16 / 845.08	5	<a href="#">250</a>
<a href="#">57</a>	EMISSIONS	MOTOR AVENUE CLEANERS	3773 MOTOR AVE LOS ANGELES CA 90034	NE	0.16 / 845.08	5	<a href="#">251</a>



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<a href="#">57</a>	CUPA LA COUNTY	MOTOR AVE CLEANERS	3773 MOTOR AVE LOS ANGELES CA 90034	NE	0.16 / 845.08	5	<a href="#">251</a>
<a href="#">58</a>	UST LA CITY		10350 VENICE BLVD CULVER CITY CULVER CA	NE	0.17 / 886.64	5	<a href="#">251</a>
<a href="#">59</a>	CUPA LA COUNTY	OTC AUTO REPAIR	3724 OVERLAND AVE LOS ANGELES CA 90034	NW	0.17 / 887.80	4	<a href="#">251</a>
<a href="#">60</a>	RCRA SQG	MICHAELS DRAPERY INC	10335 VENICE BLVD LOS ANGELES CA 90034  <i>EPA Handler ID: CAD981965031</i>	NE	0.17 / 908.07	6	<a href="#">252</a>
<a href="#">60</a>	EMISSIONS	MICHAEL'S DRAPERY INC	10335 VENICE BLVD. LOS ANGELES CA 90034	NE	0.17 / 908.07	6	<a href="#">253</a>
<a href="#">61</a>	HMS LA		10762 WASHINGTON BLVD CULVER CITY CA 902323314	S	0.18 / 930.79	-11	<a href="#">254</a>
<a href="#">62</a>	RCRA NON GEN	M VENICE, LLC.	3737 - 3741 MOTOR AVENUE LOS ANGELES CA 90034  <i>EPA Handler ID: CAC002966432</i>	NNE	0.18 / 933.33	6	<a href="#">254</a>
<a href="#">63</a>	HMS LA		10799 WASHINGTON BLVD CULVER CITY CA 90232	SSW	0.18 / 941.77	-10	<a href="#">256</a>
<a href="#">63</a>	RCRA NON GEN	BEST BUY STORE #179	10799 WASHINGTON BLVD CULVER CITY CA 90232  <i>EPA Handler ID: CAL000425956</i>	SSW	0.18 / 941.77	-10	<a href="#">256</a>
<a href="#">63</a>	CUPA LA COUNTY	BEST BUY #0179	10799 WASHINGTON BLVD CULVER CITY CA 90232	SSW	0.18 / 941.77	-10	<a href="#">257</a>
<a href="#">64</a>	UST SWEEPS	MAXWELL F KEMPER	3701 OVERLAND AVE LOS ANGELES CA  <i>C C / Status: I19-050-4787   INACTIVE</i>	WNW	0.18 / 950.12	3	<a href="#">257</a>
<a href="#">64</a>	UST LA CITY	AT&T MOBILITY 11922	3701 S OVERLAND AVE ATT M LOS ANGELES CA 90034 <i>Facility ID: FA0035927</i>	WNW	0.18 / 950.12	3	<a href="#">257</a>
<a href="#">65</a>	EMISSIONS	AUTO BODY MASTERS	10375 WASHINGTON BLVD CULVER CITY CA 90232	E	0.19 / 989.67	1	<a href="#">258</a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev Diff (ft)</b>	<b>Page Number</b>
<a href="#">65</a>	EMISSIONS	BUNNIN CHEVROLET, JOEL CHEVROL	10375 W WASHINGTON BLVD CULVER CITY CA 90230	E	0.19 / 989.67	1	<a href="#">260</a>
<a href="#">65</a>	RCRA NON GEN	AUTOBODY MASTERS	10375 WASHINGTON BLVD CULVER CITY CA 90232-0000 <i>EPA Handler ID: CAL000157859</i>	E	0.19 / 989.67	1	<a href="#">260</a>
<a href="#">65</a>	CUPA LA COUNTY	AUTO BODY MASTERS II INC	10375 W WASHINGTON BLVD CULVER CITY CA 90232	E	0.19 / 989.67	1	<a href="#">261</a>
<a href="#">65</a>	UST SWEEPS	MIKE MILLER BODY SHOP	10375 W WASHINGTON BLVD LOS ANGELES CA <i>C C / Status: I19-050-7396   INACTIVE</i>	E	0.19 / 989.67	1	<a href="#">261</a>
<a href="#">65</a>	RCRA NON GEN	GR PROPERTIES	10375 WASHINGTON BLVD. CULVER CITY CA 90232 <i>EPA Handler ID: CAC003100513</i>	E	0.19 / 989.67	1	<a href="#">262</a>
<a href="#">66</a>	UST LA CITY		10758 W WASHINGTON BLVD CULVER CITY CULVER CA	S	0.19 / 995.42	-11	<a href="#">263</a>
<a href="#">67</a>	RCRA NON GEN	THOMAS M LOE DDS	10320 VENICE BLVD CULVER CITY CA 90232-0000 <i>EPA Handler ID: CAL000170417</i>	NE	0.19 / 996.69	6	<a href="#">263</a>
<a href="#">68</a>	HMS LA		10760 WASHINGTON BLVD CULVER CITY CA 902323314	S	0.19 / 1,015.06	-11	<a href="#">264</a>
<a href="#">69</a>	RCRA NON GEN	THE BIKE SHOP CALIFORNIA	3770 MOTOR AVE LOS ANGELES CA 90034 <i>EPA Handler ID: CAL000439721</i>	NE	0.19 / 1,018.65	6	<a href="#">264</a>
<a href="#">70</a>	DELISTED TNK		10827 VENICE BLVD LOS ANGELES LOS ANGELES CA	WSW	0.19 / 1,025.29	-5	<a href="#">265</a>
<a href="#">71</a>	CUPA LA COUNTY	SWEAT DREAMS	3700 OVERLAND AVE LOS ANGELES CA 90034	NW	0.20 / 1,045.93	5	<a href="#">266</a>
<a href="#">72</a>	CUPA LA COUNTY	AT&T CORP. -H41CC	3823 WESTWOOD BLVD CULVER CITY CA 90232	SW	0.20 / 1,046.88	-8	<a href="#">266</a>
<a href="#">73</a>	HMS LA		10826 VENICE BLVD CULVER CITY CA 90232	WSW	0.20 / 1,061.86	-6	<a href="#">266</a>

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<a href="#">74</a>	UST SWEEPS	ELTA M MOBECK	10369 W WASHINGTON BLVD LOS ANGELES CA <b>C C / Status:</b> I19-050-4207   INACTIVE	E	0.20 / 1,079.52	0	<a href="#">266</a>
<a href="#">74</a>	UST LA CITY	JOEL CHEVROLET	10369 W WASHINGTON BLVD LOS ANGELES CA 90230 <b>Facility ID:</b> FA0010612	E	0.20 / 1,079.52	0	<a href="#">266</a>
<a href="#">75</a>	HMS LA		10797 WASHINGTON BLVD CULVER CITY CA 90232	SSW	0.20 / 1,080.40	-11	<a href="#">267</a>
<a href="#">76</a>	RCRA TSD	BREE BRESCIANI	10621 REGENT ST LOS ANGELES CA 90068 <b>EPA Handler ID:</b> CAC003006776	NW	0.21 / 1,102.15	6	<a href="#">267</a>
<a href="#">76</a>	RCRA NON GEN	BREE BRESCIANI	10621 REGENT ST LOS ANGELES CA 90068 <b>EPA Handler ID:</b> CAC003006776	NW	0.21 / 1,102.15	6	<a href="#">268</a>
<a href="#">77</a>	EMISSIONS	MARIO'S BODY SHOP	10301 VENICE BLVD. LOS ANGELES CA 90034	NE	0.21 / 1,118.40	7	<a href="#">269</a>
<a href="#">77</a>	EMISSIONS	MBS COLLISION CENTER, LLC FREDDY ROBLED0	10301 VENICE BLVD LOS ANGELES CA 90034	NE	0.21 / 1,118.40	7	<a href="#">270</a>
<a href="#">77</a>	RCRA NON GEN	MBS COLLISION CENTER LLC	10301 VENICE BLVD LOS ANGELES CA 90034 <b>EPA Handler ID:</b> CAL000374109	NE	0.21 / 1,118.40	7	<a href="#">272</a>
<a href="#">77</a>	CUPA LA COUNTY	MSB COLLISION CENTER LLC	10301 VENICE BLVD B LOS ANGELES CA 90034	NE	0.21 / 1,118.40	7	<a href="#">273</a>
<a href="#">77</a>	CUPA LA COUNTY	CULVER IMPORTS	10301 VENICE BLVD A LOS ANGELES CA 90034	NE	0.21 / 1,118.40	7	<a href="#">273</a>
<a href="#">77</a>	UST LA CITY	CULVER IMPORTS	10301 W VENICE BLVD LOS ANGELES CA 90034 <b>Facility ID:</b> FA0010201	NE	0.21 / 1,118.40	7	<a href="#">273</a>
<a href="#">77</a>	RCRA NON GEN	MBS COLLISION CENTER LLC	10301 VENICE BLVD LOS ANGELES CA 90034 <b>EPA Handler ID:</b> CAL000479818	NE	0.21 / 1,118.40	7	<a href="#">273</a>
<a href="#">78</a>	CUPA LA COUNTY	ANTIQUE STOVES	10826 VENICE BLVD 108 CULVER CITY CA 90232	WSW	0.21 / 1,126.13	-7	<a href="#">274</a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev Diff (ft)</b>	<b>Page Number</b>
<a href="#">79</a>	RCRA NON GEN	DAYNA GREENSPAN	3765 VINTON AVE., LOS ANGELES CA 90034 <i>EPA Handler ID: CAC003199527</i>	NE	0.22 / 1,142.35	7	<a href="#">275</a>
<a href="#">80</a>	RCRA TSD	WALTER CALE	3630-3638 OVERLAND AVE LOS ANGELES CA 90034 <i>EPA Handler ID: CAC003013610</i>	NW	0.22 / 1,151.28	5	<a href="#">276</a>
<a href="#">80</a>	RCRA NON GEN	WALTER CALE	3630-3638 OVERLAND AVE LOS ANGELES CA 90034 <i>EPA Handler ID: CAC003013610</i>	NW	0.22 / 1,151.28	5	<a href="#">277</a>
<a href="#">81</a>	RCRA TSD	BREE BRESCIANI	3688 OVERLAND LOS ANGELES CA 90049 <i>EPA Handler ID: CAC003006775</i>	NW	0.22 / 1,163.68	6	<a href="#">278</a>
<a href="#">81</a>	RCRA NON GEN	BREE BRESCIANI	3688 OVERLAND LOS ANGELES CA 90049 <i>EPA Handler ID: CAC003006775</i>	NW	0.22 / 1,163.68	6	<a href="#">279</a>
<a href="#">82</a>	HMS LA		10804 WASHINGTON BLVD CULVER CITY CA 90232	SSW	0.22 / 1,183.65	-12	<a href="#">280</a>
<a href="#">83</a>	EMISSIONS	COLONY AUTO BODY	3684 OVERLAND LOS ANGELES CA 90034	NW	0.23 / 1,193.49	6	<a href="#">280</a>
<a href="#">83</a>	EMISSIONS	COLONY AUTO BODY, JORGE LUQUIN DBA	3684 OVERLAND AVE LOS ANGELES CA 90034	NW	0.23 / 1,193.49	6	<a href="#">281</a>
<a href="#">83</a>	CUPA LA COUNTY	COLONY AUTO BODY	3684 OVERLAND AVE LOS ANGELES CA 90034	NW	0.23 / 1,193.49	6	<a href="#">281</a>
<a href="#">84</a>	EMISSIONS	JIM'S BODY SHOP	3703 SO. MOTOR AVE. LOS ANGELES CA 90034	N	0.23 / 1,214.87	9	<a href="#">281</a>
<a href="#">84</a>	EMISSIONS	JIM'S BODY SHOP	3703 S MOTOR AVE LOS ANGELES CA 90034	N	0.23 / 1,214.87	9	<a href="#">282</a>
<a href="#">84</a>	EMISSIONS	CLASSIC AUTO BODY, INC	3703 S MOTOR AVE LOS ANGELES CA 90034	N	0.23 / 1,214.87	9	<a href="#">282</a>
<a href="#">84</a>	RCRA NON GEN	CLASSICS AUTO BODY INC	3703 S MOTOR AVE LOS ANGELES CA 90034- 6403 <i>EPA Handler ID: CAL000326794</i>	N	0.23 / 1,214.87	9	<a href="#">283</a>
<a href="#">84</a>	CUPA LA COUNTY	CLASSICS AUTO BODY INC	3703 S MOTOR AVE LOS ANGELES CA 90035	N	0.23 / 1,214.87	9	<a href="#">284</a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev Diff (ft)</b>	<b>Page Number</b>
<a href="#">84</a>	RCRA NON GEN	CLASSICS AUTO BODY, INC.	3703 MOTOR AVENUE LOS ANGELES CA 90034  <i>EPA Handler ID:</i> CAC003184956	N	0.23 / 1,214.87	9	<a href="#">284</a>
<a href="#">84</a>	UST LA CITY	CLASSICS AUTO BODY INC	3703 S MOTOR AVE LOS ANGELES CA 90035  <i>Facility ID:</i> FA0027024	N	0.23 / 1,214.87	9	<a href="#">285</a>
<a href="#">84</a>	RCRA NON GEN	ITECH AUTO COLLISION INC	3703 MOTOR AVE LOS ANGELES CA 90034  <i>EPA Handler ID:</i> CAL000480720	N	0.23 / 1,214.87	9	<a href="#">286</a>
<a href="#">85</a>	RCRA NON GEN	NANCY FIGUEROA	3701 GLENDON AVE #2 LOS ANGELES CA 90034  <i>EPA Handler ID:</i> CAC003096484	WNW	0.23 / 1,218.70	0	<a href="#">287</a>
<a href="#">86</a>	RCRA SQG	STUDIO CLEANERS	10800 WASHINGTON BLVD CULVER CITY CA 90230  <i>EPA Handler ID:</i> CAD981577174	SSW	0.23 / 1,221.33	-12	<a href="#">288</a>
<a href="#">86</a>	DRYCLEANERS	STUDIO CLEANERS	10800 WASHINGTON BLVD CULVER CITY CA	SSW	0.23 / 1,221.33	-12	<a href="#">289</a>
<a href="#">86</a>	EMISSIONS	MICHAEL FAETHS STUDIO CLEANERS	10800 WASHINGTON BLVD CULVER CITY CA 90230	SSW	0.23 / 1,221.33	-12	<a href="#">289</a>
<a href="#">86</a>	FED DRYCLEANERS	STUDIO CLEANERS	10800 WASHINGTON BLVD CULVER CITY CA 90230  <i>FRS Facility ID:</i> 110002720663	SSW	0.23 / 1,221.33	-12	<a href="#">291</a>
<a href="#">86</a>	CUPA LA COUNTY	MY BEST PHOTO	10800 W WASHINGTON BLVD CULVER CITY CA 90232	SSW	0.23 / 1,221.33	-12	<a href="#">291</a>
<a href="#">87</a>	CUPA LA COUNTY	G-MAN AUTOMOTIVE SERVICE INC	3678 OVERLAND AVE LOS ANGELES CA 90034	NW	0.23 / 1,237.22	6	<a href="#">291</a>
<a href="#">88</a>	UST LA CITY	LIBERTY TIRES	10231 VENICE BLVD LOS ANGELES CA 90034  <i>Facility ID:</i> FA0027540	NE	0.24 / 1,240.80	8	<a href="#">291</a>
<a href="#">88</a>	CUPA LA COUNTY	LIBERTY TIRE	10231 VENICE BLVD LOS ANGELES CA 90034	NE	0.24 / 1,240.80	8	<a href="#">291</a>
<a href="#">88</a>	RCRA NON GEN	LIBERTY TIRES	10231 VENICE BLVD LOS ANGELES CA 90034	NE	0.24 / 1,240.80	8	<a href="#">292</a>

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number	
			<i>EPA Handler ID:</i> CAL000300968					
<a href="#">89</a>	RCRA NON GEN	KEVIN MEEHAN	10771 OREGON AVENUE CULVER CITY CA 90232	S	0.24 / 1,246.31	-13	<a href="#">293</a>	
			<i>EPA Handler ID:</i> CAC003158744					
<a href="#">90</a>	HMS LA		10813 1/2 WASHINGTON BLVD CULVER CITY CA 90232	SSW	0.24 / 1,272.66	-12	<a href="#">294</a>	
<a href="#">91</a>	RCRA NON GEN	ELY UY DDS INC	10814 1/2 WASHINGTON BLVD CULVER CITY CA 90232	SSW	0.24 / 1,273.41	-12	<a href="#">294</a>	
			<i>EPA Handler ID:</i> CAL000409931					
<a href="#">92</a>	RCRA TSD	BREE BRESCIANI	3671 KEYSTONE AVE LOS ANGELES CA 90034	NNW	0.25 / 1,293.98	8	<a href="#">295</a>	
			<i>EPA Handler ID:</i> CAC003006777					
<a href="#">92</a>	RCRA NON GEN	BREE BRESCIANI	3671 KEYSTONE AVE LOS ANGELES CA 90034	NNW	0.25 / 1,293.98	8	<a href="#">297</a>	
			<i>EPA Handler ID:</i> CAC003006777					
<a href="#">93</a>	CUPA LA COUNTY	SPRINT CELL SITE LA52XC424	10811 WASHINGTON BLVD CULVER CITY CA 90232	SSW	0.25 / 1,296.29	-12	<a href="#">298</a>	
<a href="#">93</a>	CUPA LA COUNTY	SPRINT NXTL CELL SITE CA	10811 WASHINGTON BLVD CULVER CITY CA 90232	SSW	0.25 / 1,296.29	-12	<a href="#">298</a>	
<a href="#">93</a>	RCRA NON GEN	EXODUS RECOVERY FSP 5	10811 WASHINGTON BLVD STE 300 CULVER CITY CA 90232	SSW	0.25 / 1,296.29	-12	<a href="#">298</a>	
			<i>EPA Handler ID:</i> CAL000450601					
<a href="#">94</a>	RCRA TSD	BREE BRESCIANI	3664 OVERLAND DR LOS ANGELES CA 90034	NW	0.26 / 1,378.19	7	<a href="#">299</a>	
			<i>EPA Handler ID:</i> CAC003019436					
<a href="#">95</a>	LUST	CULVER CITY AUTO BODY	10223 WASHINGTON BLVD W CULVER CITY CA 90232	E	0.28 / 1,468.03	4	<a href="#">300</a>	
			<i>Global ID   Status Date   Status:</i> T0603704272   1/23/1990   COMPLETED - CASE CLOSED					
<a href="#">96</a>	SWF/LF	Mgm Dump	4001 Overland Ave. Culver City CA 90232	SE	0.28 / 1,501.89	-11	<a href="#">302</a>	
			<i>Act Opl Status   Activity:</i> Closed   Solid Waste Disposal Site					
<a href="#">96</a>	SWF LA COUNTY	MGM Dump	4001 Overland Avenue, Culver City, CA 90230 Culver City CA	SE	0.28 / 1,501.89	-11	<a href="#">303</a>	
			<i>Status:</i> Closed					
<a href="#">97</a>	DELISTED HAZ	PIECHOWSKI AUTOMOTIVE	3625 S OVERLAND AVE LOS ANGELES CA 90034	NW	0.29 / 1,536.15	7	<a href="#">303</a>	



Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">98</a>	RCRA TSD	3863 GIRARD AVENUE LLC C/O RATNER PROPERTY MANAGEMENT	3863 GIRARD AVENUE CULVER CITY CA 90232	SW	0.30 / 1,589.41	-10	<a href="#">303</a>
			<i>EPA Handler ID:</i> CAC003007805				
<a href="#">99</a>	DELISTED HAZ	CALIFORNIA CLEANING CLUB INC	10905 W VENICE BLVD LOS ANGELES CA 90034	WSW	0.35 / 1,841.64	-11	<a href="#">304</a>
<a href="#">100</a>	LUST	COMMERCIAL PROPERTY	10458 CULVER BOULEVARD CULVER CITY CA 90232	ESE	0.35 / 1,865.08	-8	<a href="#">305</a>
			<i>Global ID   Status Date   Status:</i> T10000005177   7/1/2016   COMPLETED - CASE CLOSED				
<a href="#">101</a>	RCRA TSD	PALMS PROPERTY NO 36 LLC	3615 KEYSTONE AVE APT 4 LOS ANGELES CA 90034	NNW	0.36 / 1,894.01	11	<a href="#">309</a>
			<i>EPA Handler ID:</i> CAC003010257				
<a href="#">102</a>	LUST	VALERO SERVICE STATION	10332 CULVER BLVD. W. CULVER CITY CA 90230	ESE	0.37 / 1,940.43	-5	<a href="#">310</a>
			<i>Global ID   Status Date   Status:</i> T0603751983   9/28/2012   COMPLETED - CASE CLOSED				
<a href="#">103</a>	PFAS IND	MICA CORP THE	CULVER CITY CA	SSW	0.39 / 2,036.02	-16	<a href="#">324</a>
<a href="#">104</a>	LUST	76 STATION #252994	10638 CULVER BLVD CULVER CITY CA 90230	SE	0.39 / 2,076.38	-12	<a href="#">325</a>
			<i>Global ID   Status Date   Status:</i> T0603703279   1/12/2010   COMPLETED - CASE CLOSED				
<a href="#">105</a>	LUST	PIPER'S BODY SHOP	3568 OVERLAND AVENUE LOS ANGELES CA 90034	NW	0.40 / 2,108.47	9	<a href="#">338</a>
			<i>Global ID   Status Date   Status:</i> T0603719725   8/29/2011   COMPLETED - CASE CLOSED				
<a href="#">106</a>	PFAS IND	OHMEGA TECH INC	CULVER CITY CA	SSW	0.41 / 2,154.92	-20	<a href="#">348</a>
<a href="#">107</a>	CERCLIS	MICA CORP THE	4031 ELENDA ST CULVER CITY CA 90230	SSW	0.42 / 2,225.82	-20	<a href="#">349</a>
			<i>Site EPA ID:</i> CAD981371289				
<a href="#">107</a>	CERCLIS NFRAP	MICA CORP THE	4031 ELENDA ST CULVER CITY CA 90230	SSW	0.42 / 2,225.82	-20	<a href="#">351</a>
			<i>Site EPA ID:</i> CAD981371289				
<a href="#">107</a>	ENVIROSTOR	OHMEGA TECHNOLOGIES, INC.	4031 ELENDA STREET CULVER CITY CA 90232	SSW	0.42 / 2,225.82	-20	<a href="#">351</a>
			<i>Estor/EPA ID   Cleanup Status:</i> 71002813   REFER: OTHER AGENCY AS OF				
<a href="#">107</a>	ENVIROSTOR	MICA CORPORATION, THE	4031 ELENDA STREET CULVER CITY CA 90230	SSW	0.42 / 2,225.82	-20	<a href="#">352</a>

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<i>Estor/EPA ID   Cleanup Status:</i> 19300124   REFER: OTHER AGENCY AS OF 8/31/1995							
<a href="#">107</a>	SEMS ARCHIVE	MICA CORP THE	4031 ELENDA ST CULVER CITY CA 90230 <i>EPA ID:</i> CAD981371289	SSW	0.42 / 2,225.82	-20	<a href="#">353</a>
<a href="#">107</a>	CALSITES	MICA CORPORATION, THE	4031 ELENDA STREET CULVER CITY CA 90230	SSW	0.42 / 2,225.82	-20	<a href="#">353</a>
<a href="#">108</a>	RCRA TSD	THOMAS JAMES CAPITAL	10768 WESTMINSTER AVENUE LOS ANGELES CA 90034 <i>EPA Handler ID:</i> CAC003010957	WNW	0.45 / 2,391.66	4	<a href="#">354</a>
<a href="#">109</a>	ENVIROSTOR	LE LYCEE FRANCAIS	10309 NATIONAL BLVD. LOS ANGELES CA 90034 <i>Estor/EPA ID   Cleanup Status:</i> 19650032   REFER: 1248 LOCAL AGENCY AS OF 1/7/2005	NNW	0.74 / 3,883.78	48	<a href="#">355</a>
<a href="#">110</a>	SCH	LE LYCEE FRANCAIS DE LOS ANGELES	10309 WEST NATIONAL BOULEVARD LOS ANGELES CA 90034 <i>Estor/EPA ID   Cleanup Status:</i> 60000079   INACTIVE - NEEDS EVALUATION AS OF 10/27/2004	NNW	0.74 / 3,918.56	56	<a href="#">355</a>
<a href="#">110</a>	ENVIROSTOR	LE LYCEE FRANCAIS DE LOS ANGELES	10309 WEST NATIONAL BOULEVARD LOS ANGELES CA 90034 <i>Estor/EPA ID   Cleanup Status:</i> 60000079   INACTIVE - NEEDS EVALUATION AS OF 10/27/2004	NNW	0.74 / 3,918.56	56	<a href="#">356</a>

## Executive Summary: Summary by Data Source

### Standard

#### Federal

##### **SEMS ARCHIVE - SEMS List 8R Archive Sites**

A search of the SEMS ARCHIVE database, dated Sep 19, 2023 has found that there are 1 SEMS ARCHIVE site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MICA CORP THE	4031 ELENDA ST CULVER CITY CA 90230	SSW	0.42 / 2,225.82	<a href="#">107</a>
<i>EPA ID: CAD981371289</i>				

##### **CERCLIS - Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS**

A search of the CERCLIS database, dated Oct 25, 2013 has found that there are 1 CERCLIS site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MICA CORP THE	4031 ELENDA ST CULVER CITY CA 90230	SSW	0.42 / 2,225.82	<a href="#">107</a>
<i>Site EPA ID: CAD981371289</i>				

##### **CERCLIS NFRAP - CERCLIS - No Further Remedial Action Planned**

A search of the CERCLIS NFRAP database, dated Oct 25, 2013 has found that there are 1 CERCLIS NFRAP site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MICA CORP THE	4031 ELENDA ST CULVER CITY CA 90230	SSW	0.42 / 2,225.82	<a href="#">107</a>
<i>Site EPA ID: CAD981371289</i>				

##### **RCRA TSD - RCRA non-CORRACTS TSD Facilities**

A search of the RCRA TSD database, dated Oct 2, 2023 has found that there are 10 RCRA TSD site(s) within approximately 0.50miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CY PIERCE	10727 MCCUNE AVENUE APT 3 LOS ANGELES CA 90034	WNW	0.15 / 773.82	<a href="#">52</a>
<i>EPA Handler ID: CAC003018297</i>				
BREE BRESCIANI	10621 REGENT ST LOS ANGELES CA 90068	NW	0.21 / 1,102.15	<a href="#">76</a>
<i>EPA Handler ID: CAC003006776</i>				

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
WALTER CALE	3630-3638 OVERLAND AVE LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003013610</i>	NW	0.22 / 1,151.28	<a href="#">80</a>
BREE BRESCIANI	3688 OVERLAND LOS ANGELES CA 90049  <i>EPA Handler ID: CAC003006775</i>	NW	0.22 / 1,163.68	<a href="#">81</a>
BREE BRESCIANI	3671 KEYSTONE AVE LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003006777</i>	NNW	0.25 / 1,293.98	<a href="#">92</a>
BREE BRESCIANI	3664 OVERLAND DR LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003019436</i>	NW	0.26 / 1,378.19	<a href="#">94</a>
PALMS PROPERTY NO 36 LLC	3615 KEYSTONE AVE APT 4 LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003010257</i>	NNW	0.36 / 1,894.01	<a href="#">101</a>
THOMAS JAMES CAPITAL	10768 WESTMINSTER AVENUE LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003010957</i>	WNW	0.45 / 2,391.66	<a href="#">108</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ONE OH FOUR LLC	10202 W WASHINGTON BLVD CULVER CITY CA 90232  <i>EPA Handler ID: CAC003008839</i>	ESE	0.13 / 710.92	<a href="#">48</a>
3863 GIRARD AVENUE LLC C/O RATNER PROPERTY MANAGEMENT	3863 GIRARD AVENUE CULVER CITY CA 90232  <i>EPA Handler ID: CAC003007805</i>	SW	0.30 / 1,589.41	<a href="#">98</a>

### **RCRA LQG - RCRA Generator List**

A search of the RCRA LQG database, dated Oct 2, 2023 has found that there are 2 RCRA LQG site(s) within approximately 0.25miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RITE AID #5463	3802 CULVER CENTER ST CULVER CITY CA 90232  <i>EPA Handler ID: CAL000379640</i>	WSW	0.06 / 303.83	<a href="#">15</a>
SONY PICTURES STUDIOS	10202 W WASHINGTON BLVD CULVER CITY CA 90232-3119  <i>EPA Handler ID: CAD054866637</i>	ESE	0.13 / 710.92	<a href="#">48</a>

### **RCRA SQG - RCRA Small Quantity Generators List**

A search of the RCRA SQG database, dated Oct 2, 2023 has found that there are 9 RCRA SQG site(s) within approximately 0.25miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
WEST LA IMPORTED CARS INC.	10603 VENICE BLVD LOS ANGELES CA 90034  <i>EPA Handler ID: CAD982410011</i>	N	0.02 / 125.38	<a href="#">8</a>
HOLIDAY MOTOR HOMES	10424 VENICE BLVD CULVER CITY CA 90232  <i>EPA Handler ID: CAD982401135</i>	ENE	0.09 / 494.12	<a href="#">28</a>
MOTOR AVE CLEANERS	3773 MOTOR AVE LOS ANGELES CA 90034  <i>EPA Handler ID: CAD983583667</i>	NE	0.16 / 845.08	<a href="#">57</a>
MICHAELS DRAPERY INC	10335 VENICE BLVD LOS ANGELES CA 90034  <i>EPA Handler ID: CAD981965031</i>	NE	0.17 / 908.07	<a href="#">60</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RITE AID NO 5463	3802 CULVER CENTER ST CULVER CITY CA 90232  <i>EPA Handler ID: CAR000248427</i>	WSW	0.06 / 303.83	<a href="#">15</a>
PACIFIC BODY AND COLLISION	10429 WASHINGTON BLVD LOS ANGELES CA 90034  <i>EPA Handler ID: CA0000058305</i>	E	0.13 / 702.64	<a href="#">47</a>
MGM LABORATORIES INC	10202 W WASHINGTON BLVD CULVER CITY CA 90230  <i>EPA Handler ID: CAD044053874</i>	ESE	0.13 / 710.92	<a href="#">48</a>
AAMCO TRANSM	10409 WASHINGTON BLVD CULVER CITY CA 90230  <i>EPA Handler ID: CAD981675002</i>	E	0.16 / 824.41	<a href="#">55</a>
STUDIO CLEANERS	10800 WASHINGTON BLVD CULVER CITY CA 90230  <i>EPA Handler ID: CAD981577174</i>	SSW	0.23 / 1,221.33	<a href="#">86</a>

### RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Oct 2, 2023 has found that there are 52 RCRA NON GEN site(s) within approximately 0.25miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CO BUILD, INC.	10610-10616, & 10626 VENICE BLVD CULVER CITY CA 90232  <i>EPA Handler ID: CAC003168737</i>	ENE	0.00 / 0.00	<a href="#">2</a>
WINALL OIL #18	10646 VENICE BLVD CULVER CITY CA 90232  <i>EPA Handler ID: CAL000284190</i>	W	0.00 / 0.00	<a href="#">3</a>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
E & J FOREIGN CARS	10602 VENICE BLVD CULVER CITY CA 90232  <i>EPA Handler ID: CAL000343487</i>	NE	0.00 / 0.00	<a href="#">4</a>
MOON JUICE	3771 LAS FLORES CT LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003053702</i>	W	0.09 / 466.77	<a href="#">24</a>
EXODUS RECOVERY CRISIS RESIDENTIAL TREATMENT PROGRAM	3754-3756 OVERLAND AVE LOS ANGELES CA 90034  <i>EPA Handler ID: CAL000450655</i>	NW	0.09 / 472.76	<a href="#">26</a>
VOLKSGOLF AUTO REPAIR	10424 VENICE BLVD #3-4 LOS ANGELES CA 90232  <i>EPA Handler ID: CAL000283519</i>	ENE	0.09 / 494.12	<a href="#">28</a>
3748 KEYSTONE, LLC	3748 KEYSTONE AVENUE LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003227796</i>	NNW	0.10 / 548.39	<a href="#">34</a>
3748 KEYSTONE LLC	3748 KEYSTONE AVE LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003231438</i>	NNW	0.10 / 548.39	<a href="#">34</a>
BIONAUT LABS INC	3767 OVERLAND AVE STE 114 LOS ANGELES CA 90034  <i>EPA Handler ID: CAL000469799</i>	W	0.10 / 553.68	<a href="#">35</a>
STEVE ROTBLATT	3744 KEYSTONE AVE LOS ANGELES CA 90404  <i>EPA Handler ID: CAC002998067</i>	NNW	0.12 / 615.38	<a href="#">39</a>
JKM APTS LLC	3744 KEYSTONE AVE UNIT 6 LOS ANGELES CA 90034  <i>EPA Handler ID: CAC002994806</i>	NNW	0.12 / 615.38	<a href="#">39</a>
JKM PROPERTIES	3744 KEYSTONE AVE APT 6 LOS ANGELES CA 90034  <i>EPA Handler ID: CAC002994583</i>	NNW	0.12 / 615.38	<a href="#">39</a>
STEVE ROTBLATT	3744 KEYSTONE AVE #6 LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003050760</i>	NNW	0.12 / 615.38	<a href="#">39</a>
STEVE ROTBLATT	3744 KEYSTONE AVE #9, #12 LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003065319</i>	NNW	0.12 / 615.38	<a href="#">39</a>
CY PIERCE	10727 MCCUNE AVENUE APT 3 LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003018297</i>	WNW	0.15 / 773.82	<a href="#">52</a>



<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
M VENICE, LLC.	3737 - 3741 MOTOR AVENUE LOS ANGELES CA 90034  <i>EPA Handler ID: CAC002966432</i>	NNE	0.18 / 933.33	<a href="#"><u>62</u></a>
AUTOBODY MASTERS	10375 WASHINGTON BLVD CULVER CITY CA 90232-0000  <i>EPA Handler ID: CAL000157859</i>	E	0.19 / 989.67	<a href="#"><u>65</u></a>
GR PROPERTIES	10375 WASHINGTON BLVD. CULVER CITY CA 90232  <i>EPA Handler ID: CAC003100513</i>	E	0.19 / 989.67	<a href="#"><u>65</u></a>
THOMAS M LOE DDS	10320 VENICE BLVD CULVER CITY CA 90232-0000  <i>EPA Handler ID: CAL000170417</i>	NE	0.19 / 996.69	<a href="#"><u>67</u></a>
THE BIKE SHOP CALIFORNIA	3770 MOTOR AVE LOS ANGELES CA 90034  <i>EPA Handler ID: CAL000439721</i>	NE	0.19 / 1,018.65	<a href="#"><u>69</u></a>
BREE BRESCIANI	10621 REGENT ST LOS ANGELES CA 90068  <i>EPA Handler ID: CAC003006776</i>	NW	0.21 / 1,102.15	<a href="#"><u>76</u></a>
MBS COLLISION CENTER LLC	10301 VENICE BLVD LOS ANGELES CA 90034  <i>EPA Handler ID: CAL000374109</i>	NE	0.21 / 1,118.40	<a href="#"><u>77</u></a>
MBS COLLISION CENTER LLC	10301 VENICE BLVD LOS ANGELES CA 90034  <i>EPA Handler ID: CAL000479818</i>	NE	0.21 / 1,118.40	<a href="#"><u>77</u></a>
DAYNA GREENSPAN	3765 VINTON AVE., LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003199527</i>	NE	0.22 / 1,142.35	<a href="#"><u>79</u></a>
WALTER CALE	3630-3638 OVERLAND AVE LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003013610</i>	NW	0.22 / 1,151.28	<a href="#"><u>80</u></a>
BREE BRESCIANI	3688 OVERLAND LOS ANGELES CA 90049  <i>EPA Handler ID: CAC003006775</i>	NW	0.22 / 1,163.68	<a href="#"><u>81</u></a>
CLASSICS AUTO BODY INC	3703 S MOTOR AVE LOS ANGELES CA 90034-6403  <i>EPA Handler ID: CAL000326794</i>	N	0.23 / 1,214.87	<a href="#"><u>84</u></a>
CLASSICS AUTO BODY, INC.	3703 MOTOR AVENUE LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003184956</i>	N	0.23 / 1,214.87	<a href="#"><u>84</u></a>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ITECH AUTO COLLISION INC	3703 MOTOR AVE LOS ANGELES CA 90034  <i>EPA Handler ID: CAL000480720</i>	N	0.23 / 1,214.87	<a href="#"><u>84</u></a>
NANCY FIGUEROA	3701 GLENDON AVE #2 LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003096484</i>	WNW	0.23 / 1,218.70	<a href="#"><u>85</u></a>
LIBERTY TIRES	10231 VENICE BLVD LOS ANGELES CA 90034  <i>EPA Handler ID: CAL000300968</i>	NE	0.24 / 1,240.80	<a href="#"><u>88</u></a>
BREE BRESCIANI	3671 KEYSTONE AVE LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003006777</i>	NNW	0.25 / 1,293.98	<a href="#"><u>92</u></a>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
STEVE ROTBLATT	10709 VENICE BLVD LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003025317</i>	W	0.04 / 231.54	<a href="#"><u>10</u></a>
GENUINE PARTS COMPANY DBA NAPA AUTO PARTS #147	10715 VENICE BLVD LOS ANGELES CA 90034  <i>EPA Handler ID: CAL000462792</i>	W	0.05 / 255.79	<a href="#"><u>13</u></a>
INFINITY PROPERTIES MANAGEMENT	3848 OVERLAND AVE. CULVER CITY CA 90232  <i>EPA Handler ID: CAC003024509</i>	SSE	0.06 / 302.47	<a href="#"><u>14</u></a>
VETCOR OF CALIFORNIA LP DBA CENTER SINAI ANIMAL HOSPITAL	10737 VENICE BLVD LOS ANGELES CA 90034  <i>EPA Handler ID: CAL000480005</i>	WSW	0.08 / 401.43	<a href="#"><u>20</u></a>
CUSHMAN AND WAKEFIELD U. S., INC. C/O BANK OF AMERICA, NA	3809 CULVER CENTER CULVER CITY CA 90232  <i>EPA Handler ID: CAC003232025</i>	WSW	0.08 / 440.88	<a href="#"><u>23</u></a>
RALPHS GROCERY CO #86	3827 CULVER CENTER CULVER CITY CA 90232-3365  <i>EPA Handler ID: CAD981580194</i>	SW	0.09 / 467.69	<a href="#"><u>25</u></a>
THE BRANCH BUILDING	10601 W WASHINGTON BLVD CULVER CITY CA 90232  <i>EPA Handler ID: CAR000091918</i>	SE	0.09 / 475.31	<a href="#"><u>27</u></a>
TOMBRIDGE INC.	3861 MENTONE AVE. LOS ANGELES CA 90232  <i>EPA Handler ID: CAC003248245</i>	E	0.10 / 527.56	<a href="#"><u>30</u></a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RHEUMATOLOGY DIAGNOSTICS LABORATORY	10755 VENICE BLVD LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003072545</i>	WSW	0.10 / 539.91	<a href="#">31</a>
O'REILLY AUTO PARTS STORE 3204	3899 OVERLAND AVE CULVER CITY CA 90232  <i>EPA Handler ID: CAL000392968</i>	SSE	0.12 / 621.96	<a href="#">40</a>
DR. LORI ANNES	3844 CULVER CENTER SUITE B CULVER CITY CA 90232-3303  <i>EPA Handler ID: CAC002978370</i>	SSW	0.12 / 646.79	<a href="#">41</a>
ULTIMATE COACHWORKS INC	10429 WASHINGTON BLVD CULVER CITY CA 90232-3121  <i>EPA Handler ID: CAL000334364</i>	E	0.13 / 702.64	<a href="#">47</a>
JC BACKINGS CORPORATION	10202 W WASHINGTON BLVD CULVER CITY CA 90232-0000  <i>EPA Handler ID: CAL000172072</i>	ESE	0.13 / 710.92	<a href="#">48</a>
ONSITE DENTAL (SONY CAMPAS)	10202 WASHINGTON BLVD CULVER CITY CA 90232-3119  <i>EPA Handler ID: CAL000411523</i>	ESE	0.13 / 710.92	<a href="#">48</a>
ONE OH FOUR LLC	10202 W WASHINGTON BLVD CULVER CITY CA 90232  <i>EPA Handler ID: CAC003008839</i>	ESE	0.13 / 710.92	<a href="#">48</a>
SUSAN VALDRY	3757 GLENDON AVE LOS ANGELES CA 90034  <i>EPA Handler ID: CAC003090359</i>	W	0.16 / 843.90	<a href="#">56</a>
BEST BUY STORE #179	10799 WASHINGTON BLVD CULVER CITY CA 90232  <i>EPA Handler ID: CAL000425956</i>	SSW	0.18 / 941.77	<a href="#">63</a>
KEVIN MEEHAN	10771 OREGON AVENUE CULVER CITY CA 90232  <i>EPA Handler ID: CAC003158744</i>	S	0.24 / 1,246.31	<a href="#">89</a>
ELY UY DDS INC	10814 1/2 WASHINGTON BLVD CULVER CITY CA 90232  <i>EPA Handler ID: CAL000409931</i>	SSW	0.24 / 1,273.41	<a href="#">91</a>
EXODUS RECOVERY FSP 5	10811 WASHINGTON BLVD STE 300 CULVER CITY CA 90232  <i>EPA Handler ID: CAL000450601</i>	SSW	0.25 / 1,296.29	<a href="#">93</a>

## State

### ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Oct 23, 2023 has found that there are 4 ENVIROSTOR site(s) within approximately 1.00miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
LE LYCEE FRANCAIS	10309 NATIONAL BLVD. LOS ANGELES CA 90034	NNW	0.74 / 3,883.78	<a href="#">109</a>

*Estor/EPA ID | Cleanup Status: 19650032 | REFER: 1248 LOCAL AGENCY AS OF 1/7/2005*

LE LYCEE FRANCAIS DE LOS ANGELES	10309 WEST NATIONAL BOULEVARD LOS ANGELES CA 90034	NNW	0.74 / 3,918.56	<a href="#">110</a>
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*Estor/EPA ID | Cleanup Status: 60000079 | INACTIVE - NEEDS EVALUATION AS OF 10/27/2004*

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MICA CORPORATION, THE	4031 ELENDA STREET CULVER CITY CA 90230	SSW	0.42 / 2,225.82	<a href="#">107</a>

*Estor/EPA ID | Cleanup Status: 19300124 | REFER: OTHER AGENCY AS OF 8/31/1995*

OHMEGA TECHNOLOGIES, INC.	4031 ELENDA STREET CULVER CITY CA 90232	SSW	0.42 / 2,225.82	<a href="#">107</a>
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*Estor/EPA ID | Cleanup Status: 71002813 | REFER: OTHER AGENCY AS OF*

### **SWF/LF - Solid Waste Information System (SWIS)**

A search of the SWF/LF database, dated Aug 10, 2023 has found that there are 1 SWF/LF site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Mgm Dump	4001 Overland Ave. Culver City CA 90232	SE	0.28 / 1,501.89	<a href="#">96</a>

*Act Opl Status | Activity: Closed | Solid Waste Disposal Site*

### **C&D DEBRIS RECY - Construction and Demolition Debris Recyclers**

A search of the C&D DEBRIS RECY database, dated Jun 20, 2018 has found that there are 1 C&D DEBRIS RECY site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
O'REILLY AUTO PARTS #3204	3899 OVERLAND AVE CULVER CITY CA 90232	SSE	0.12 / 621.96	<a href="#">40</a>

### **LUST - Leaking Underground Fuel Tank Reports**

A search of the LUST database, dated Jul 13, 2023 has found that there are 9 LUST site(s) within approximately 0.50miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
WINALL #18	10646 VENICE BLVD LOS ANGELES CA 90232	W	0.00 / 0.00	<a href="#">3</a>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
<i>Global ID   Status Date   Status: T0603701260   4/17/2008   COMPLETED - CASE CLOSED</i>				
CULVER CITY AUTO BODY	10223 WASHINGTON BLVD W CULVER CITY CA 90232	E	0.28 / 1,468.03	<a href="#">95</a>
<i>Global ID   Status Date   Status: T0603704272   1/23/1990   COMPLETED - CASE CLOSED</i>				
PIPER'S BODY SHOP	3568 OVERLAND AVENUE LOS ANGELES CA 90034	NW	0.40 / 2,108.47	<a href="#">105</a>
<i>Global ID   Status Date   Status: T0603719725   8/29/2011   COMPLETED - CASE CLOSED</i>				
<b>Lower Elevation</b>				
<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>	
GOODYEAR TIRE & RUBBER	10704 VENICE BLVD CULVER CITY CA 90232	SW	0.02 / 105.23	<a href="#">6</a>
<i>Global ID   Status Date   Status: T0603704756   4/25/1996   COMPLETED - CASE CLOSED</i>				
SONY PICTURES STUDIOS	10202 WASHINGTON BLVD W CULVER CITY CA 90232	ESE	0.13 / 710.92	<a href="#">48</a>
<i>Global ID   Status Date   Status: T0603703288   5/7/1998   COMPLETED - CASE CLOSED</i>				
SONY PICTURES STUDIOS	10202 WEST WASHINGTON BOULEVARD CULVER CITY CA 90232	ESE	0.13 / 710.92	<a href="#">48</a>
<i>Global ID   Status Date   Status: T0603766772   6/11/2008   COMPLETED - CASE CLOSED</i>				
COMMERCIAL PROPERTY	10458 CULVER BOULEVARD CULVER CITY CA 90232	ESE	0.35 / 1,865.08	<a href="#">100</a>
<i>Global ID   Status Date   Status: T10000005177   7/1/2016   COMPLETED - CASE CLOSED</i>				
VALERO SERVICE STATION	10332 CULVER BLVD. W. CULVER CITY CA 90230	ESE	0.37 / 1,940.43	<a href="#">102</a>
<i>Global ID   Status Date   Status: T0603751983   9/28/2012   COMPLETED - CASE CLOSED</i>				
76 STATION #252994	10638 CULVER BLVD CULVER CITY CA 90230	SE	0.39 / 2,076.38	<a href="#">104</a>
<i>Global ID   Status Date   Status: T0603703279   1/12/2010   COMPLETED - CASE CLOSED</i>				

### UST - Permitted Underground Storage Tank (UST) in GeoTracker

A search of the UST database, dated Nov 22, 2023 has found that there are 1 UST site(s) within approximately 0.25miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Winall Oil Co. #18	10646 Venice Blvd Culver City CA 90232	W	0.00 / 0.00	<a href="#">3</a>
<i>Facility ID: FA0010204</i>				
<i>Tank ID No.   Tank Status   Tank Closure Date: 4   Confirmed/Updated Information   , 3   Confirmed/Updated Information   , 1   Confirmed/Updated Information   , 2   Confirmed/Updated Information   , 5   Confirmed/Updated Information  </i>				

### HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 5 HHSS site(s) within approximately 0.25miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
WINALL (ARCO)	10646 VENICE BLVD. CULVER CITY CA 90232	W	0.00 / 0.00	<a href="#">3</a>
99757	10407 VENICE BLVD LOS ANGELES CA 90034	NE	0.14 / 727.20	<a href="#">49</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MGM LABORATORIES INC	10202 W. WASHINGTON BLVD. CULVER CITY CA 90230	ESE	0.13 / 710.92	<a href="#">48</a>
MGM/UA ENTERTAINMENT CO	10202 WASHINGTON BLVD CULVER CITY CA 90230	ESE	0.13 / 710.92	<a href="#">48</a>
MGM LABORATORIES INC	10202 W. WASHINGTON BLVD. CULVER CITY CA 90230	ESE	0.13 / 710.92	<a href="#">48</a>

### **UST SWEEPS - Statewide Environmental Evaluation and Planning System**

A search of the UST SWEEPS database, dated Oct 1, 1994 has found that there are 13 UST SWEEPS site(s) within approximately 0.25miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
WINALL ARCO STATION	10646 VENICE BLVD CULVER CITY CA	W	0.00 / 0.00	<a href="#">3</a>
	<b>C C   Status:</b> A19-050-922   ACTIVE <b>Tank ID:</b> 000018, 000009, 000017, 000004, 000010, 000006, 000007, 000013, 000015, 000002, 000003, 000005, 000014, 000011, 000001, 000008, 000012, 000016			
WINALL OIL CO #0018	10646 VENICE BLVD LOS ANGELES CA	W	0.00 / 0.00	<a href="#">3</a>
	<b>C C   Status:</b> A19-000-12108   ACTIVE <b>Tank ID:</b> 000001, 000002, 000004, 000005, 000003			
WEST LA IMPORTED CARS INC	10603 VENICE BLVD LOS ANGELES CA	N	0.02 / 125.38	<a href="#">8</a>
	<b>C C   Status:</b> A19-050-4420   ACTIVE			
ERICSON EXECUTIVES, INC	10424 VENICE BLVD CULVER CITY CA	ENE	0.09 / 494.12	<a href="#">28</a>
	<b>C C   Status:</b> 119-050-5084   INACTIVE			
AL BARCO	10407 VENICE BLVD WEST LOS ANGELES CA	NE	0.14 / 727.20	<a href="#">49</a>
	<b>C C   Status:</b> 119-050-5563   INACTIVE			
MAXWELL F KEMPER	3701 OVERLAND AVE LOS ANGELES CA	WNW	0.18 / 950.12	<a href="#">64</a>



**Equal/Higher Elevation**      **Address**      **Direction**      **Distance (mi/ft)**      **Map Key**

*C C | Status: 119-050-4787 | INACTIVE*

MIKE MILLER BODY SHOP      10375 W WASHINGTON BLVD      E      0.19 / 989.67      [65](#)  
LOS ANGELES CA

*C C | Status: 119-050-7396 | INACTIVE*

ELTA M MOBECK      10369 W WASHINGTON BLVD      E      0.20 / 1,079.52      [74](#)  
LOS ANGELES CA

*C C | Status: 119-050-4207 | INACTIVE*

**Lower Elevation**      **Address**      **Direction**      **Distance (mi/ft)**      **Map Key**

HOWARD RYAN      10705 WASHINGTON BLVD      SSE      0.12 / 651.54      [43](#)  
CULVER CITY CA

*C C | Status: A19-000-14173 | ACTIVE*

WERKSTATT BODY SHOP      10429 W WASHINGTON BLVD      E      0.13 / 702.64      [47](#)  
CULVER CITY CA

*C C | Status: A19-050-8171 | ACTIVE*

SONY PICTURES STUDIOS      10202 W WASHINGTON BLVD      ESE      0.13 / 710.92      [48](#)  
CULVER CITY CA

*C C | Status: A19-000-17213 | ACTIVE*

*Tank ID: 000015, 000014, 000010, 000021, 000008, 000016, 000018, 000022, 000013, 000017, 000011, 000012, 000020, 000019*

LORIMAR STUDIOS      3970 OVERLAND AVE      SSE      0.15 / 793.20      [53](#)  
CULVER CITY CA

*C C | Status: A19-000-7213 | ACTIVE*

*Tank ID: 000001, 000006, 000002, 000000*

LORIMAR STUDIOS      3970 OVERLAND AVE      SSE      0.15 / 793.20      [53](#)  
CULVER CITY CA

*C C | Status: 119-000-7213 | INACTIVE*

*Tank ID: 000008, 000003, 000007, 000004*

**DELISTED TNK - Delisted Storage Tanks**

A search of the DELISTED TNK database, dated Jan 23, 2024 has found that there are 2 DELISTED TNK site(s) within approximately 0.25miles of the project property.

**Equal/Higher Elevation**      **Address**      **Direction**      **Distance (mi/ft)**      **Map Key**

WINALL #18      10646 VENICE BLVD      W      0.00 / 0.00      [3](#)  
CULVER CITY CA 90232

**Lower Elevation**      **Address**      **Direction**      **Distance (mi/ft)**      **Map Key**

10827 VENICE BLVD LOS ANGELES      WSW      0.19 / 1,025.29      [70](#)  
LOS ANGELES CA

**CERS TANK - California Environmental Reporting System (CERS) Tanks**

A search of the CERS TANK database, dated Oct 16, 2023 has found that there are 2 CERS TANK site(s) within approximately 0.25

miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Winall Oil Co. #18	10646 VENICE BLVD CULVER CITY CA 90232  <i>Site ID: 86277</i>	W	0.00 / 0.00	<a href="#">3</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SONY PICTURES STUDIOS	10202 W WASHINGTON BLVD CULVER CITY CA 90232-3119  <i>Site ID: 402500</i>	ESE	0.13 / 710.92	<a href="#">48</a>

### **HIST TANK - Historical Hazardous Substance Storage Container Information - Facility Summary**

A search of the HIST TANK database, dated May 27, 1988 has found that there are 5 HIST TANK site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
WINALL (ARCO)	10646 VENICE BLVD. CULVER CITY CA	W	0.00 / 0.00	<a href="#">3</a>
99757	10407 VENICE BLVD LOS ANGELES CA	NE	0.14 / 727.20	<a href="#">49</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MGM LABORATORIES, INC.	10202 W. WASHINGTON BLVD. CULVER CITY CA	ESE	0.13 / 710.92	<a href="#">48</a>
M.G.M. LABORATORIES, INC.	10202 W. WASHINGTON BLVD. CULVER CITY CA	ESE	0.13 / 710.92	<a href="#">48</a>
MGM/UA ENTERTAINMENT CO.	10202 WASHINGTON BLVD CULVER CITY CA	ESE	0.13 / 710.92	<a href="#">48</a>

### **CALSITES - CALSITES Database**

A search of the CALSITES database, dated May 1, 2004 has found that there are 1 CALSITES site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MICA CORPORATION, THE	4031 ELENDA STREET CULVER CITY CA 90230	SSW	0.42 / 2,225.82	<a href="#">107</a>

## County

### SWF LA COUNTY - Los Angeles County - Solid Waste Sites

A search of the SWF LA COUNTY database, dated Nov 21, 2023 has found that there are 1 SWF LA COUNTY site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MGM Dump	4001 Overland Avenue, Culver City, CA 90230 Culver City CA <b>Status:</b> Closed	SE	0.28 / 1,501.89	<a href="#">96</a>

### CUPA LA COUNTY - Los Angeles County - CUPA Program Records

A search of the CUPA LA COUNTY database, dated Mar 25, 2020 has found that there are 38 CUPA LA COUNTY site(s) within approximately 0.25miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
WINALL OIL CO #18	10646 W VENICE BLVD CULVER CITY CA 90232	W	0.00 / 0.00	<a href="#">3</a>
E & J FOREIGN CARS	10602 VENICE BLVD CULVER CITY CA 90230	NE	0.00 / 0.00	<a href="#">4</a>
PARADES AUTO REPAIR	10602 VENICE BLVD B CULVER CITY CA 90232	NE	0.00 / 0.00	<a href="#">4</a>
BRAKE CENTERS	10603 VENICE BLVD LOS ANGELES CA 90034	N	0.02 / 125.38	<a href="#">8</a>
HALL MEYER CO INC	3771 LAS FLORES CT LOS ANGELES CA 90034	W	0.09 / 466.77	<a href="#">24</a>
HOTTIES	10424 VENICE BLVD 1 LOS ANGELES CA 90232	ENE	0.09 / 494.12	<a href="#">28</a>
VOLKSGOLF AUTO REPAIR	10424 VENICE BLVD 3,4 LOS ANGELES CA 90232	ENE	0.09 / 494.12	<a href="#">28</a>
CALIFORNIA AUTOMOTIVE SERVICE, LLC	10424 VENICE BLVD 3 & 6 CULVER CITY CA 90232	ENE	0.09 / 494.12	<a href="#">28</a>
GILBERT'S AUTO REPAIR, LLC	10424 VENICE BLVD 5 & 6 CULVER CITY CA 90232	ENE	0.09 / 494.12	<a href="#">28</a>

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (mi/ft)</u></b>	<b><u>Map Key</u></b>
MOTOR AVE CLEANERS	3773 MOTOR AVE LOS ANGELES CA 90034	NE	0.16 / 845.08	<a href="#"><u>57</u></a>
OTC AUTO REPAIR	3724 OVERLAND AVE LOS ANGELES CA 90034	NW	0.17 / 887.80	<a href="#"><u>59</u></a>
AUTO BODY MASTERS II INC	10375 W WASHINGTON BLVD CULVER CITY CA 90232	E	0.19 / 989.67	<a href="#"><u>65</u></a>
SWEAT DREAMS	3700 OVERLAND AVE LOS ANGELES CA 90034	NW	0.20 / 1,045.93	<a href="#"><u>71</u></a>
MSB COLLISION CENTER LLC	10301 VENICE BLVD B LOS ANGELES CA 90034	NE	0.21 / 1,118.40	<a href="#"><u>77</u></a>
CULVER IMPORTS	10301 VENICE BLVD A LOS ANGELES CA 90034	NE	0.21 / 1,118.40	<a href="#"><u>77</u></a>
COLONY AUTO BODY	3684 OVERLAND AVE LOS ANGELES CA 90034	NW	0.23 / 1,193.49	<a href="#"><u>83</u></a>
CLASSICS AUTO BODY INC	3703 S MOTOR AVE LOS ANGELES CA 90035	N	0.23 / 1,214.87	<a href="#"><u>84</u></a>
G-MAN AUTOMOTIVE SERVICE INC	3678 OVERLAND AVE LOS ANGELES CA 90034	NW	0.23 / 1,237.22	<a href="#"><u>87</u></a>
LIBERTY TIRE	10231 VENICE BLVD LOS ANGELES CA 90034	NE	0.24 / 1,240.80	<a href="#"><u>88</u></a>
<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (mi/ft)</u></b>	<b><u>Map Key</u></b>
CALIFORNIA PIZZA KITCHEN #312	10704 VENICE BLVD CULVER CITY CA 90232	SW	0.02 / 105.23	<a href="#"><u>6</u></a>
GOODYEAR CERTIFIED AUTO SVCE	10704 VENICE BLVD CULVER CITY CA 90230	SW	0.02 / 105.23	<a href="#"><u>6</u></a>
LA FITNESS	3827 OVERLAND AVE CULVER CITY CA 90232	SSW	0.05 / 242.89	<a href="#"><u>12</u></a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SPRINT CELL SITE LA35XC793	3848 OVERLAND AVE CULVER CITY CA 90232	SSE	0.06 / 302.47	<a href="#">14</a>
RITE AID #5463	3802 CULVER CTR CULVER CITY CA 90232	WSW	0.06 / 303.83	<a href="#">15</a>
AT&T MOBILITY - (ZX00BX)	3851 OVERLAND AVE 25 CULVER CITY CA 90232	S	0.06 / 310.26	<a href="#">16</a>
Ralphs Grocery #086	3827 CULVER CENTER ST CULVER CITY CA 90232	SW	0.09 / 467.69	<a href="#">25</a>
O'REILLY AUTO PARTS #3204	3899 OVERLAND AVE CULVER CITY CA 90232	SSE	0.12 / 621.96	<a href="#">40</a>
ULTIMATE COACHWORKS INC	10429 WASHINGTON BLVD CULVER CITY CA 90232	E	0.13 / 702.64	<a href="#">47</a>
SONY PICTURES STUDIOS	10202 WASHINGTON BLVD CULVER CITY CA 90232	ESE	0.13 / 710.92	<a href="#">48</a>
AT&T MOBILITY - SONY PICTURES 4463	10202 WASHINGTON BLVD ATT CULVER CITY CA 90232	ESE	0.13 / 710.92	<a href="#">48</a>
BAGGE & SON	10417 WASHINGTON BLVD CULVER CITY CA 90232	E	0.15 / 807.28	<a href="#">54</a>
AAMCO TRANSMISSIONS	10409 WASHINGTON BLVD CULVER CITY CA 90232	E	0.16 / 824.41	<a href="#">55</a>
BEST BUY #0179	10799 WASHINGTON BLVD CULVER CITY CA 90232	SSW	0.18 / 941.77	<a href="#">63</a>
AT&T CORP. -H41CC	3823 WESTWOOD BLVD CULVER CITY CA 90232	SW	0.20 / 1,046.88	<a href="#">72</a>
ANTIQUE STOVES	10826 VENICE BLVD 108 CULVER CITY CA 90232	WSW	0.21 / 1,126.13	<a href="#">78</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MY BEST PHOTO	10800 W WASHINGTON BLVD CULVER CITY CA 90232	SSW	0.23 / 1,221.33	<a href="#">86</a>
SPRINT CELL SITE LA52XC424	10811 WASHINGTON BLVD CULVER CITY CA 90232	SSW	0.25 / 1,296.29	<a href="#">93</a>
SPRINT NXTL CELL SITE CA	10811 WASHINGTON BLVD CULVER CITY CA 90232	SSW	0.25 / 1,296.29	<a href="#">93</a>

### **HMS LA - Los Angeles County - HMS List**

A search of the HMS LA database, dated Jan 16, 2024 has found that there are 20 HMS LA site(s) within approximately 0.25miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	10646 W VENICE BLVD LOS ANGELES CA 90230	W	0.00 / 0.00	<a href="#">3</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	10704 VENICE BLVD CULVER CITY CA 902323310	SW	0.02 / 105.23	<a href="#">6</a>
	3857 OVERLAND AVE CULVER CITY CA 902323306	S	0.06 / 311.75	<a href="#">17</a>
	3863 OVERLAND AVE CULVER CITY CA 902323306	S	0.07 / 376.19	<a href="#">18</a>
	3865 OVERLAND AVE CULVER CITY CA 902323306	S	0.07 / 380.39	<a href="#">19</a>
	3827 CULVER CENTER CULVER CITY CA 902323365	SW	0.09 / 467.69	<a href="#">25</a>
	10768 VENICE BLVD CULVER CITY CA 902323345	WSW	0.10 / 541.25	<a href="#">32</a>



<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	10705 WASHINGTON BLVD CULVER CITY CA 902323342	SSE	0.12 / 651.54	<a href="#">43</a>
	3900 OVERLAND AVE CULVER CITY CA 90232	SSE	0.13 / 664.94	<a href="#">44</a>
	10700 WASHINGTON BLVD CULVER CITY CA 902323314	SSE	0.13 / 666.62	<a href="#">45</a>
	10202 WASHINGTON BLVD CULVER CITY CA 902323195	ESE	0.13 / 710.92	<a href="#">48</a>
	3810 MIDWAY AVE #3810 CULVER CITY CA 90232	SW	0.14 / 761.23	<a href="#">50</a>
	3812 MIDWAY AVE CULVER CITY CA 902323313	SW	0.15 / 765.98	<a href="#">51</a>
	10762 WASHINGTON BLVD CULVER CITY CA 902323314	S	0.18 / 930.79	<a href="#">61</a>
	10799 WASHINGTON BLVD CULVER CITY CA 90232	SSW	0.18 / 941.77	<a href="#">63</a>
	10760 WASHINGTON BLVD CULVER CITY CA 902323314	S	0.19 / 1,015.06	<a href="#">68</a>
	10826 VENICE BLVD CULVER CITY CA 90232	WSW	0.20 / 1,061.86	<a href="#">73</a>
	10797 WASHINGTON BLVD CULVER CITY CA 90232	SSW	0.20 / 1,080.40	<a href="#">75</a>
	10804 WASHINGTON BLVD CULVER CITY CA 90232	SSW	0.22 / 1,183.65	<a href="#">82</a>
	10813 1/2 WASHINGTON BLVD CULVER CITY CA 90232	SSW	0.24 / 1,272.66	<a href="#">90</a>

## UST LA CITY - Los Angeles County - City of Los Angeles UST List

A search of the UST LA CITY database, dated Jan 2, 2024 has found that there are 19 UST LA CITY site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
WINALL OIL CO. #18	10646 VENICE BLVD LOS ANGELES CA 90232  <i>Facility ID: FA0010204</i>	W	0.00 / 0.00	<a href="#"><u>3</u></a>
	10627 VENICE BLVD LOS ANGELES LOS ANGELES CA	WNW	0.02 / 120.31	<a href="#"><u>7</u></a>
VENICE BRAKE CENTER	10603 W VENICE BLVD LOS ANGELES CA 90034  <i>Facility ID: FA0030718</i>	N	0.02 / 125.38	<a href="#"><u>8</u></a>
	10701 VENICE BLVD LOS ANGELES LOS ANGELES CA	W	0.03 / 177.69	<a href="#"><u>9</u></a>
RONY'S CAR PROS	10424 W VENICE BLVD CULVER CITY CA 90232  <i>Facility ID: FA0032263</i>	ENE	0.09 / 494.12	<a href="#"><u>28</u></a>
	10420 VENICE BLVD LOS ANGELES LOS ANGELES CA	ENE	0.10 / 546.96	<a href="#"><u>33</u></a>
	10416 VENICE BLVD LOS ANGELES LOS ANGELES CA	ENE	0.11 / 571.54	<a href="#"><u>36</u></a>
	10400 VENICE BLVD LOS ANGELES LOS ANGELES CA	ENE	0.12 / 650.35	<a href="#"><u>42</u></a>
	10730 MC CUNE AVE LOS ANGELES LOS ANGELES CA	W	0.13 / 681.31	<a href="#"><u>46</u></a>
	10407 VENICE BLVD LOS ANGELES LOS ANGELES CA	NE	0.14 / 727.20	<a href="#"><u>49</u></a>
	10350 VENICE BLVD CULVER CITY CULVER CA	NE	0.17 / 886.64	<a href="#"><u>58</u></a>
AT&T MOBILITY 11922	3701 S OVERLAND AVE ATT M LOS ANGELES CA 90034  <i>Facility ID: FA0035927</i>	WNW	0.18 / 950.12	<a href="#"><u>64</u></a>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
JOEL CHEVROLET	10369 W WASHINGTON BLVD LOS ANGELES CA 90230  <i>Facility ID: FA0010612</i>	E	0.20 / 1,079.52	<a href="#">74</a>
CULVER IMPORTS	10301 W VENICE BLVD LOS ANGELES CA 90034  <i>Facility ID: FA0010201</i>	NE	0.21 / 1,118.40	<a href="#">77</a>
CLASSICS AUTO BODY INC	3703 S MOTOR AVE LOS ANGELES CA 90035  <i>Facility ID: FA0027024</i>	N	0.23 / 1,214.87	<a href="#">84</a>
LIBERTY TIRES	10231 VENICE BLVD LOS ANGELES CA 90034  <i>Facility ID: FA0027540</i>	NE	0.24 / 1,240.80	<a href="#">88</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	10635 W WASHINGTON BLVD CULVER CITY CULVER CA	SE	0.12 / 609.71	<a href="#">37</a>
ULTIMATE COACHWORKS, INC	10429 W WASHINGTON BLVD CULVER CITY CA 90232  <i>Facility ID: FA0035860</i>	E	0.13 / 702.64	<a href="#">47</a>
	10758 W WASHINGTON BLVD CULVER CITY CULVER CA	S	0.19 / 995.42	<a href="#">66</a>

### **HAZMAT LA CITY - Los Angeles County - City of Los Angeles Hazardous Materials Facilities**

A search of the HAZMAT LA CITY database, dated Jun 1, 2019 has found that there are 8 HAZMAT LA CITY site(s) within approximately 0.12miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
WINALL OIL CO	10646 VENICE BLVD LOS ANGELES CA 90232	W	0.00 / 0.00	<a href="#">3</a>
PARADES AUTO REPAIR	10602 W VENICE BLVD UN B CULVER CITY CA 90232	NE	0.00 / 0.00	<a href="#">4</a>
VENICE BRAKE CENTER	10603 W VENICE BLVD LOS ANGELES CA 90034	N	0.02 / 125.38	<a href="#">8</a>
McDONALD'S #5760	10623 VENICE BLVD LOS ANGELES CA 90034	NW	0.05 / 238.38	<a href="#">11</a>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
HALL MEYER CO., INC.	3771 S LAS FLORES CT LOS ANGELES CA 90034	W	0.09 / 466.77	<a href="#">24</a>
RONY'S CAR PROS	10424 W VENICE BLVD CULVER CITY CA 90232	ENE	0.09 / 494.12	<a href="#">28</a>
HOWARD A ANDERSON COMPANY	3767 S OVERLAND AVE SU 104 LOS ANGELES CA 90034	W	0.10 / 553.68	<a href="#">35</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
VAN R DENTAL PRODUCTS	3780 S SELBY AVE LOS ANGELES CA 90034	W	0.10 / 515.66	<a href="#">29</a>

### Non Standard

#### Federal

#### FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Sep 8, 2023 has found that there are 6 FINDS/FRS site(s) within approximately 0.02miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CO BUILD, INC.	10610-10616, & 10626 VENICE BLVD CULVER CITY CA 90232  <i>Registry ID: 110071247527</i>	ENE	0.00 / 0.00	<a href="#">2</a>
WINALL OIL SVC STA	10646 VENICE BLVD CULVER CITY CA 90232  <i>Registry ID: 110010678971</i>	W	0.00 / 0.00	<a href="#">3</a>
WINALL OIL #18	10646 VENICE BLVD CULVER CITY CA 90232  <i>Registry ID: 110065211005</i>	W	0.00 / 0.00	<a href="#">3</a>
E & J FOREIGN CARS	10602 VENICE BLVD CULVER CITY CA 90232  <i>Registry ID: 110071393829</i>	NE	0.00 / 0.00	<a href="#">4</a>
PARADES AUTO REPAIR	10602 W VENICE BLVD UN B CULVER CITY CA 90232  <i>Registry ID: 110066295949</i>	NE	0.00 / 0.00	<a href="#">4</a>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
GOODYEAR TIRE & RUBBER	10704 VENICE BLVD CULVER CITY CA 90232	SW	0.02 / 105.23	<a href="#">6</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	<i>Registry ID: 110065609522</i>			

### **PFAS IND - PFAS Industry Sectors**

A search of the PFAS IND database, dated Dec 4, 2023 has found that there are 2 PFAS IND site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MICA CORP THE	CULVER CITY CA	SSW	0.39 / 2,036.02	<a href="#">103</a>
OHMEGA TECH INC	CULVER CITY CA	SSW	0.41 / 2,154.92	<a href="#">106</a>

### **ICIS - Integrated Compliance Information System (ICIS)**

A search of the ICIS database, dated Jan 21, 2023 has found that there are 1 ICIS site(s) within approximately 0.02miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
WINALL OIL SVC STA	10646 VENICE BLVD CULVER CITY CA 90232	W	0.00 / 0.00	<a href="#">3</a>
	<i>Registry ID: 110010678971</i>			

### **FED DRYCLEANERS - Drycleaner Facilities**

A search of the FED DRYCLEANERS database, dated Jul 23, 2023 has found that there are 1 FED DRYCLEANERS site(s) within approximately 0.25miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
STUDIO CLEANERS	10800 WASHINGTON BLVD CULVER CITY CA 90230	SSW	0.23 / 1,221.33	<a href="#">86</a>
	<i>FRS Facility ID: 110002720663</i>			

### **ALT FUELS - Alternative Fueling Stations**

A search of the ALT FUELS database, dated Aug 30, 2023 has found that there are 7 ALT FUELS site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
3814 Mentone Ave	3814 Mentone Ave Los Angeles CA 90232	ENE	0.08 / 412.52	<a href="#">22</a>
	<i>ID: 262874</i>			

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
COBALT APTS COMMUNITY 01	10601 Washington Blvd Culver City CA 90232	SE	0.09 / 475.31	<a href="#">27</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	<i>ID: 213383</i>			
Overland Structure 1st Floor	10202 Washington Blvd Culver City CA 90232	ESE	0.13 / 710.92	<a href="#">48</a>
	<i>ID: 189098</i>			
Madison Parking Lot	10202 Washington Blvd Culver City CA 90232	ESE	0.13 / 710.92	<a href="#">48</a>
	<i>ID: 189097</i>			
Stage 10 Parking	10202 Washington Blvd Culver City CA 90232	ESE	0.13 / 710.92	<a href="#">48</a>
	<i>ID: 238765</i>			
Culver - Motor Structure 1st Floor	10202 Washington Blvd Culver City CA 90232	ESE	0.13 / 710.92	<a href="#">48</a>
	<i>ID: 238764</i>			
Culver - Motor Structure 2nd Floor	10202 Washington Blvd Culver City CA 90232	ESE	0.13 / 710.92	<a href="#">48</a>
	<i>ID: 238763</i>			

### **SSTS - Registered Pesticide Establishments**

A search of the SSTS database, dated Mar 1, 2023 has found that there are 1 SSTS site(s) within approximately 0.25miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CAL AGRI PRODUCTS, LLC	10720 McCune Ave - Los Angeles CA 90034	WNW	0.12 / 610.83	<a href="#">38</a>
	<i>Establishment No: 74533-CA-1</i>			

### **State**

### **DRYCLEANERS - Dry Cleaning Facilities**

A search of the DRYCLEANERS database, dated Dec 20, 2021 has found that there are 2 DRYCLEANERS site(s) within approximately 0.25miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MOTOR AVE CLEANERS	3773 MOTOR AVE LOS ANGELES CA	NE	0.16 / 845.08	<a href="#">57</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
STUDIO CLEANERS	10800 WASHINGTON BLVD CULVER CITY CA	SSW	0.23 / 1,221.33	<a href="#">86</a>

### **SCH - School Property Evaluation Program Sites**



A search of the SCH database, dated Oct 23, 2023 has found that there are 1 SCH site(s) within approximately 1.00miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
LE LYCEE FRANCAIS DE LOS ANGELES	10309 WEST NATIONAL BOULEVARD LOS ANGELES CA 90034	NNW	0.74 / 3,918.56	<a href="#">110</a>
<i>Estor/EPA ID   Cleanup Status: 60000079   INACTIVE - NEEDS EVALUATION AS OF 10/27/2004</i>				

**HAZNET - Handlers from Hazardous Waste Manifest Data**

A search of the HAZNET database, dated Oct 24, 2016 has found that there are 4 HAZNET site(s) within approximately 0.02miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ECONOMY ENVIRONMENTAL INC	10646 VENICE BLVD LOS ANGELES CA 90232	W	0.00 / 0.00	<a href="#">3</a>
E AND J FOREIGN CARS	10602 VENICE BLVD CULVER CITY CA 902323309	NE	0.00 / 0.00	<a href="#">4</a>
E&J FOREIGN CARS	10602 VENICE BLVD CULVER CITY CA 902323309	NE	0.00 / 0.00	<a href="#">4</a>
G & R RENT A CAR	10620 VENICE BLVD CULVER CITY CA 90232	NNW	0.01 / 38.30	<a href="#">5</a>

**HAZ GEN - Generators from Hazardous Waste Manifest Data**

A search of the HAZ GEN database, dated Dec 31, 2017 has found that there are 6 HAZ GEN site(s) within approximately 0.02miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
WINALL OIL CORP	10628 VENICE BLVD CULVER CITY CA 902323309	W	0.00 / 0.00	<a href="#">1</a>
WINALL OIL #18	10646 VENICE BLVD CULVER CITY CA 90232	W	0.00 / 0.00	<a href="#">3</a>
Economy Environmental Inc	10646 Venice Blvd LOS ANGELES CA 90232	W	0.00 / 0.00	<a href="#">3</a>
BROGLEN HOTEL CORP DBA PAREDES AUTO REPAIR	10602 VENICE BLVD STE B CULVER CITY CA 902323309	NE	0.00 / 0.00	<a href="#">4</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SAYEGH TIRE INC IV	10704 VENICE BLVD CULVER CITY CA 902323310	SW	0.02 / 105.23	<a href="#">6</a>

CULVER CENTER PARTNERS	10704 VENICE BLVD CULVER CITY CA 902323310	SW	0.02 / 105.23	<a href="#">6</a>
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### **CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites**

A search of the CERS HAZ database, dated Oct 16, 2023 has found that there are 7 CERS HAZ site(s) within approximately 0.12miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
E & J FOREIGN CARS	10602 VENICE BLVD CULVER CITY CA 90232	NE	0.00 / 0.00	<a href="#">4</a>

McDonald's #1276	10623 VENICE BLVD LOS ANGELES CA 90034	NW	0.05 / 238.38	<a href="#">11</a>
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<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
California Pizza Kitchen #312	10704 VENICE BLVD CULVER CITY CA 90232	SW	0.02 / 105.23	<a href="#">6</a>

LA Fitness	3827 OVERLAND AVE CULVER CITY CA 90232	SSW	0.05 / 242.89	<a href="#">12</a>
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Rite Aid #5463	3802 CULVER CENTER ST CULVER CITY CA 90232	WSW	0.06 / 303.83	<a href="#">15</a>
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Ralphs Grocery #086	3827 CULVER CENTER ST CULVER CITY CA 90232	SW	0.09 / 467.69	<a href="#">25</a>
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O'REILLY AUTO PARTS #3204	3899 OVERLAND AVE CULVER CITY CA 90232	SSE	0.12 / 621.96	<a href="#">40</a>
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### **DELISTED HAZ - Delisted Environmental Reporting System (CERS) Hazardous Waste Sites**

A search of the DELISTED HAZ database, dated Nov 29, 2018 has found that there are 3 DELISTED HAZ site(s) within approximately 0.50miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
VENICE BRAKE CENTER INC	10603 W VENICE BLVD LOS ANGELES CA 90034	N	0.02 / 125.38	<a href="#">8</a>
PIECHOWSKI AUTOMOTIVE	3625 S OVERLAND AVE LOS ANGELES CA 90034	NW	0.29 / 1,536.15	<a href="#">97</a>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CALIFORNIA CLEANING CLUB INC	10905 W VENICE BLVD LOS ANGELES CA 90034	WSW	0.35 / 1,841.64	<a href="#">99</a>

### **EMISSIONS - Toxic Pollutant Emissions Facilities**

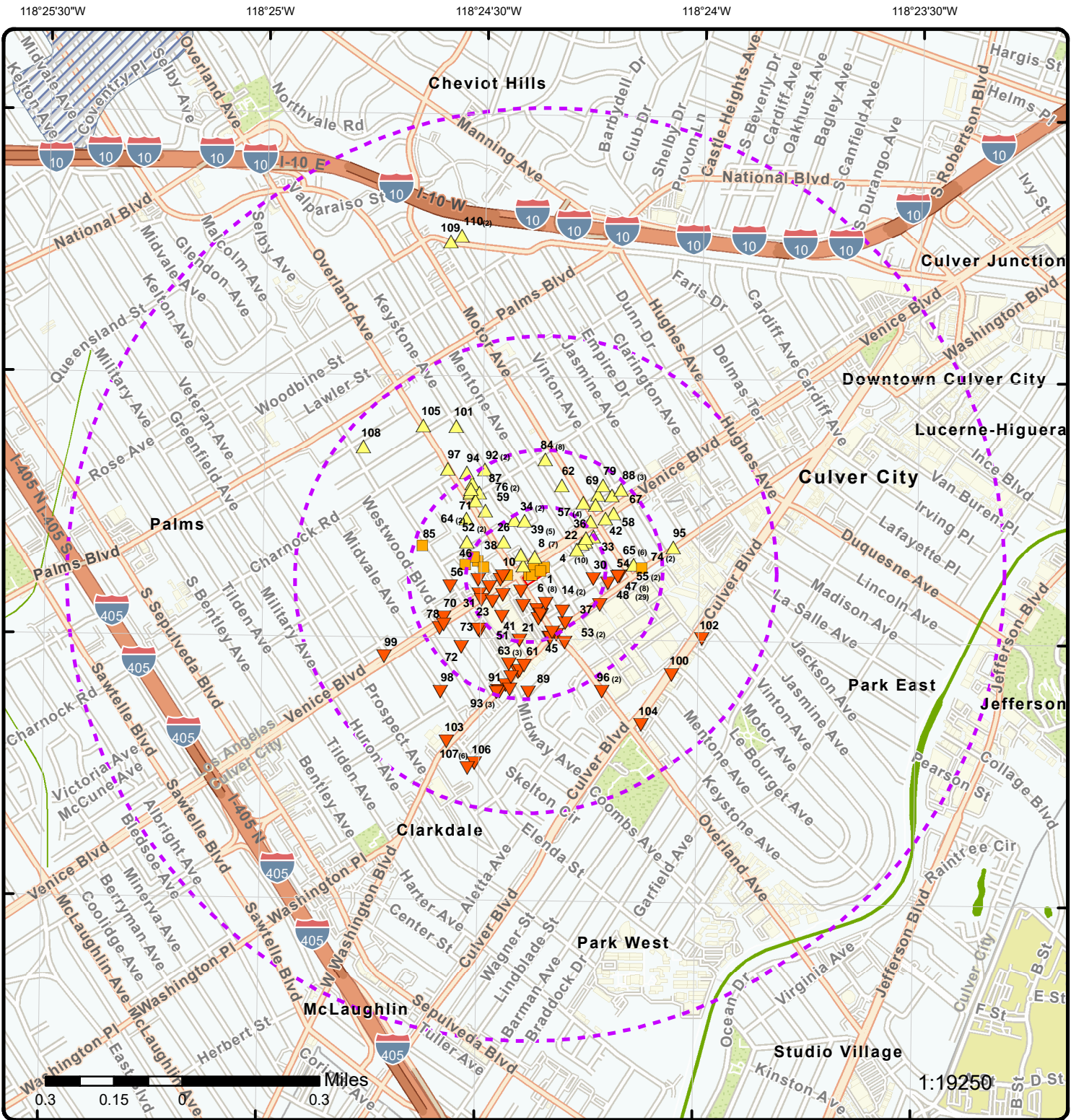
A search of the EMISSIONS database, dated Dec 31, 2020 has found that there are 23 EMISSIONS site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
WINALL OIL CO #18	10646 VENICE BLVD CULVER CITY CA 90232	W	0.00 / 0.00	<a href="#">3</a>
WEST L.A. IMPORTED CARS INC	10603 VENICE BLVD LOS ANGELES CA 90034	N	0.02 / 125.38	<a href="#">8</a>
MOTOR AVENUE CLEANERS	3773 MOTOR AVE LOS ANGELES CA 90034	NE	0.16 / 845.08	<a href="#">57</a>
MICHAEL'S DRAPERY INC	10335 VENICE BLVD. LOS ANGELES CA 90034	NE	0.17 / 908.07	<a href="#">60</a>
AUTO BODY MASTERS	10375 WASHINGTON BLVD CULVER CITY CA 90232	E	0.19 / 989.67	<a href="#">65</a>
BUNNIN CHEVROLET, JOEL CHEVROL	10375 W WASHINGTON BLVD CULVER CITY CA 90230	E	0.19 / 989.67	<a href="#">65</a>
MARIO'S BODY SHOP	10301 VENICE BLVD. LOS ANGELES CA 90034	NE	0.21 / 1,118.40	<a href="#">77</a>
MBS COLLISION CENTER, LLC FREDDY ROBLEDO	10301 VENICE BLVD LOS ANGELES CA 90034	NE	0.21 / 1,118.40	<a href="#">77</a>

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (mi/ft)</u></b>	<b><u>Map Key</u></b>
COLONY AUTO BODY	3684 OVERLAND LOS ANGELES CA 90034	NW	0.23 / 1,193.49	<a href="#">83</a>
COLONY AUTO BODY, JORGE LUQUIN DBA	3684 OVERLAND AVE LOS ANGELES CA 90034	NW	0.23 / 1,193.49	<a href="#">83</a>
JIM'S BODY SHOP	3703 SO. MOTOR AVE. LOS ANGELES CA 90034	N	0.23 / 1,214.87	<a href="#">84</a>
JIM'S BODY SHOP	3703 S MOTOR AVE LOS ANGELES CA 90034	N	0.23 / 1,214.87	<a href="#">84</a>
CLASSIC AUTO BODY, INC	3703 S MOTOR AVE LOS ANGELES CA 90034	N	0.23 / 1,214.87	<a href="#">84</a>
<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (mi/ft)</u></b>	<b><u>Map Key</u></b>
SHIPS COFFEE SHOP, MATT SHIPMA	10705 WASHINGTON BL CULVER CITY CA 90230	S	0.08 / 408.23	<a href="#">21</a>
ULTIMATE COACHWORKS, INC.	10429 WASHINGTON BLVD CULVER CITY CA 90232	E	0.13 / 702.64	<a href="#">47</a>
ULTIMATE COACHW30KS, INC.	10429 WASHINGTON BLVD CULVER CITY CA 90232	E	0.13 / 702.64	<a href="#">47</a>
WERKSTATT BODY SHOP, JAY R ZAR	10429 WASHINGTON BL CULVER CITY CA 90230	E	0.13 / 702.64	<a href="#">47</a>
LORIMAR PRODUCTIONS INC	10202 W WASHINGTON BL CULVER CITY CA 90232	ESE	0.13 / 710.92	<a href="#">48</a>
MGM LAB INC 056408	10202 W WASHINGTON BL CULVER CITY CA 90230	ESE	0.13 / 710.92	<a href="#">48</a>
SONY PICTURES ENTERTAINMENT,SO	10202 W WASHINGTON BLVD CULVER CITY CA 90232	ESE	0.13 / 710.92	<a href="#">48</a>
SONY PICTURES ENTERTAINMENT,SONY PICTURE	10202 W WASHINGTON BLVD CULVER CITY CA 90232	ESE	0.13 / 710.92	<a href="#">48</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
WESTSIDE STUDIOS SERVICES INC	10202 W WASHINGTON BLVD CULVER CITY CA 90232	ESE	0.13 / 710.92	<a href="#">48</a>
MICHAEL FAETHS STUDIO CLEANERS	10800 WASHINGTON BLVD CULVER CITY CA 90230	SSW	0.23 / 1,221.33	<a href="#">86</a>





### Map: 1.0 Mile Radius

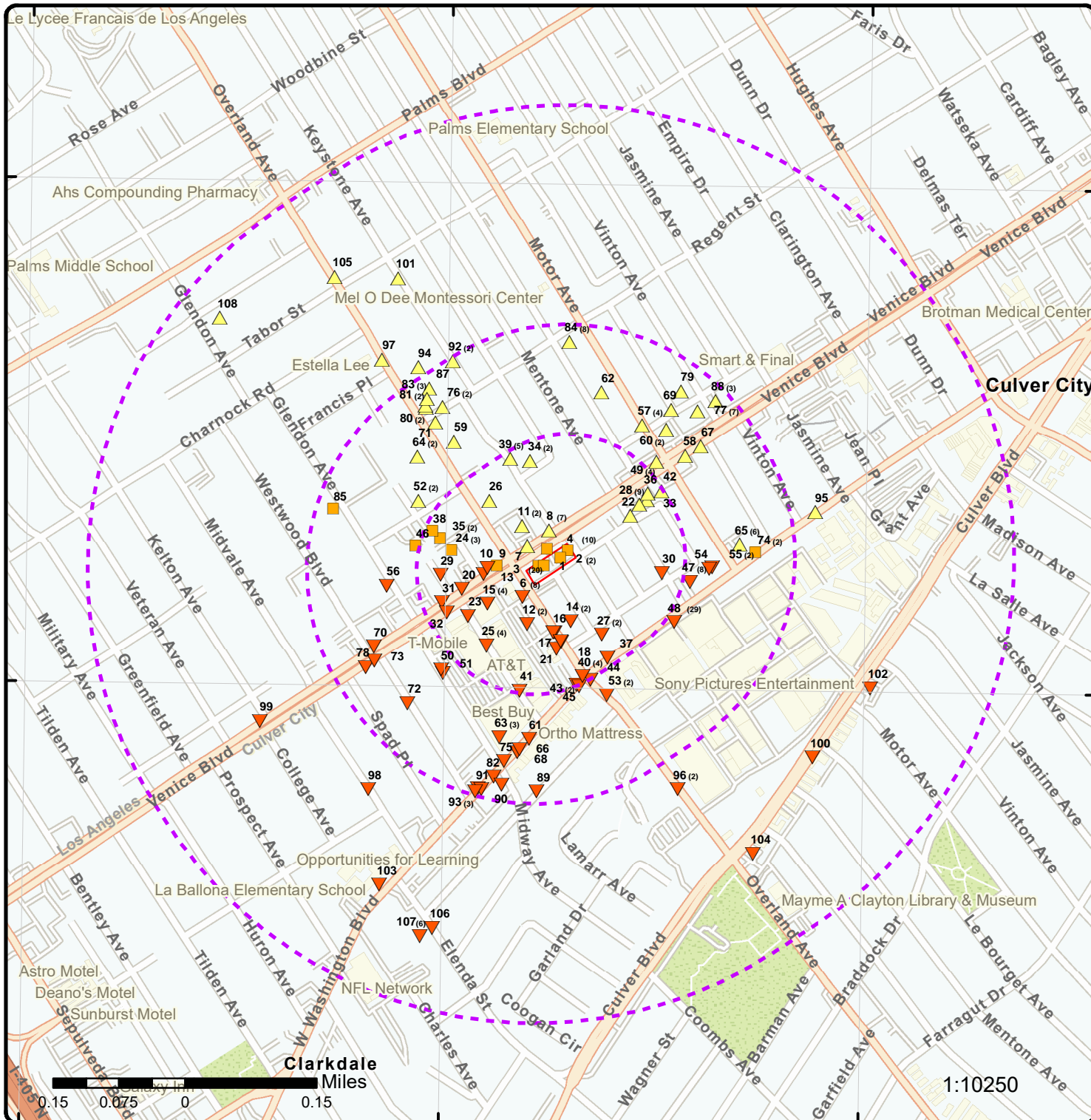
Order Number: 24020700266

Address: 10646-10602 Venice Blvd, Culver City, CA



- Project Property
- Buffer Outline
- ▲ Sites with Higher Elevation
- ▲ Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- + Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)





### Map: 0.5 Mile Radius

Order Number: 24020700266

Address: 10646-10602 Venice Blvd, Culver City, CA



Project Property

Buffer Outline

Sites with Higher Elevation

Sites with Same Elevation

Sites with Lower Elevation

Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

100 Year Flood Zone

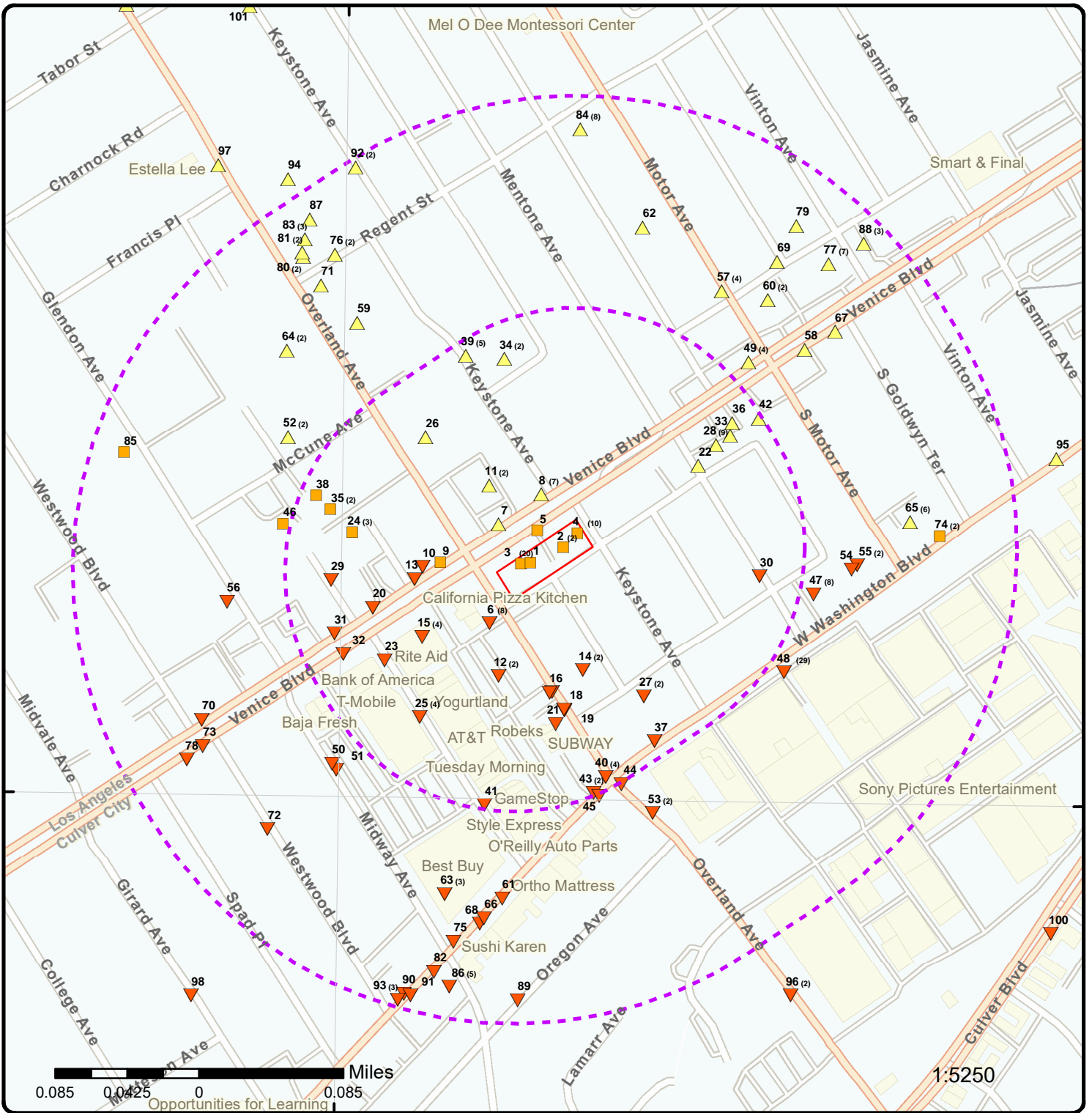
500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)



1:10250



### Map: 0.25 Mile Radius

Order Number: 24020700266

Address: 10646-10602 Venice Blvd, Culver City, CA



- Project Property
- Buffer Outline
- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)



118°25'W

118°24'30"W

118°24'W

34°1'30"N

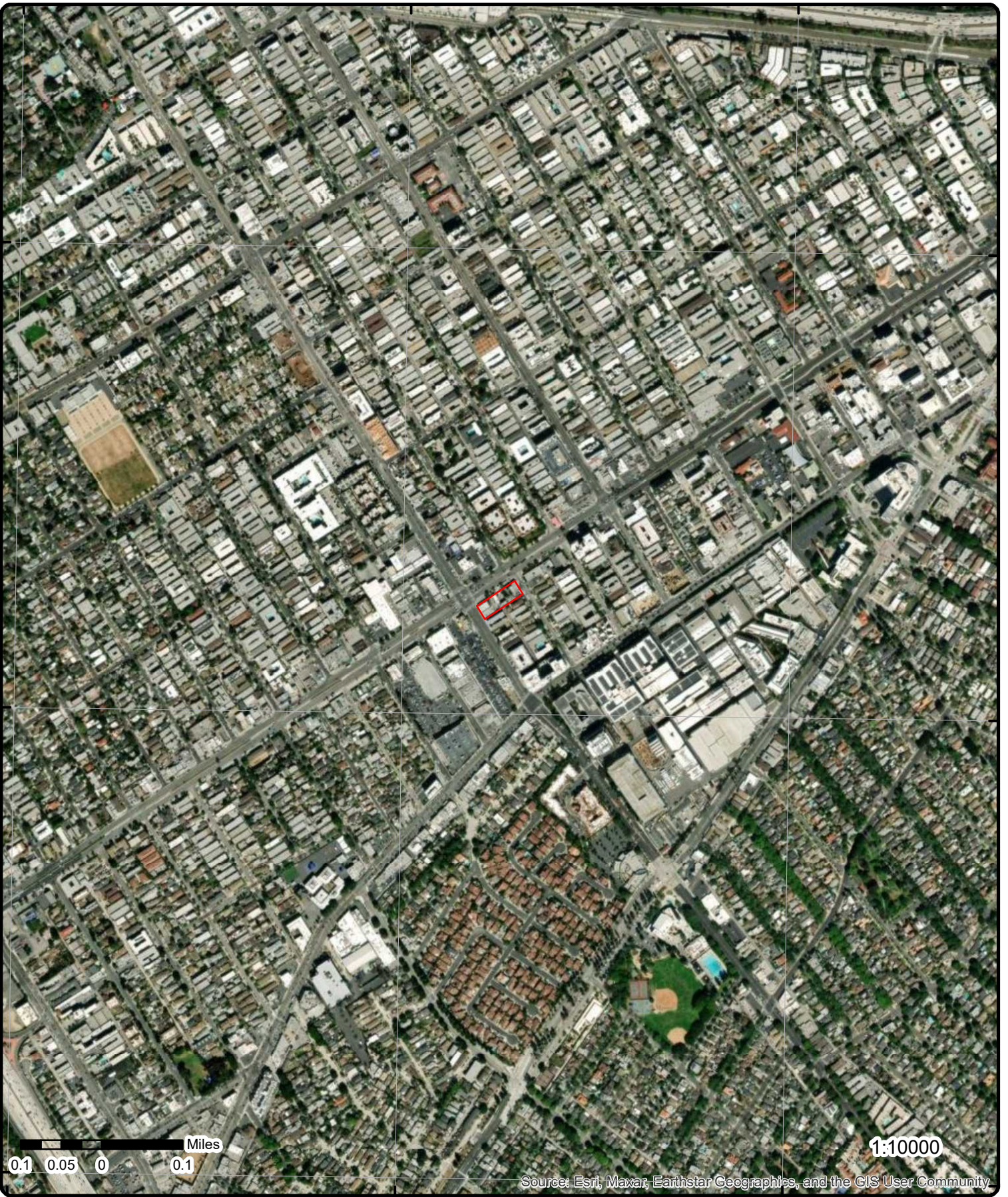
34°1'30"N

34°1'N

34°1'N

34°0'30"N

34°0'30"N



0.1 0.05 0 0.1 Miles

1:10000

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

# Aerial Year: 2022

Order Number: 24020700266

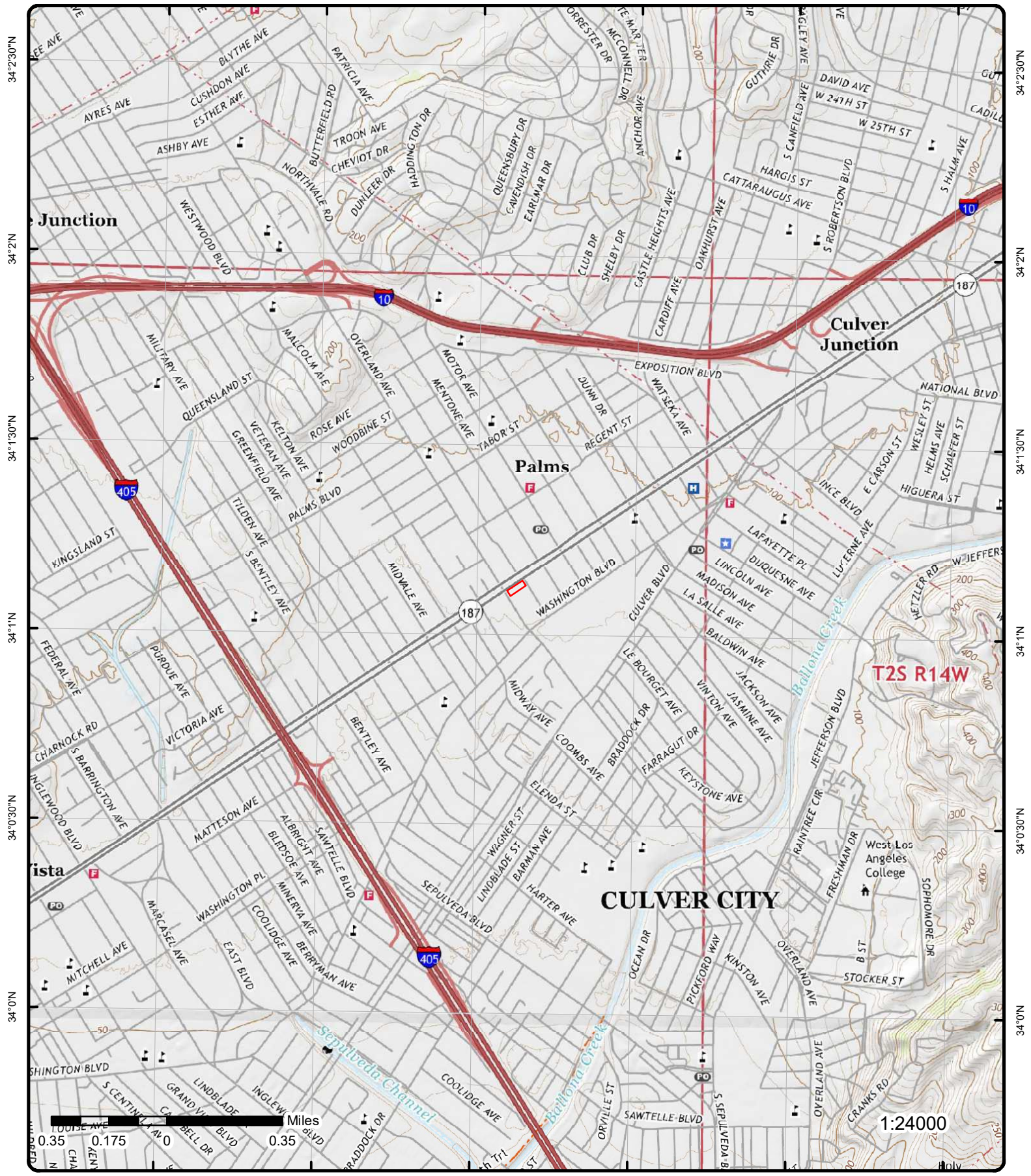
Address: 10646-10602 Venice Blvd, Culver City, CA



© ERIS Information Inc.

Source: ESRI World Imagery





# Topographic Map Year: 2018

Address: 10646-10602 Venice Blvd, CA

Quadrangle(s): Hollywood CA, Beverly Hills CA, Venice CA

Source: USGS Topographic Map

Order Number: 24020700266



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# Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">1</a>	1 of 1	W	0.00 / 0.00	83.23 / 0	WINALL OIL CORP 10628 VENICE BLVD CULVER CITY CA 902323309	HAZ GEN
<b>Epa ID:</b> CAC002620734		<b>Facility County:</b> 19				
<b>Address 2:</b>		<b>County:</b> Los Angeles				
<b>Details DTSC HWTS:</b>		The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System: <a href="https://hwts.dtsc.ca.gov/search">https://hwts.dtsc.ca.gov/search</a>				
<b>Handler Profile URL:</b>		<a href="https://hwts.dtsc.ca.gov/facility/CAC002620734">https://hwts.dtsc.ca.gov/facility/CAC002620734</a>				

<a href="#">2</a>	1 of 2	ENE	0.00 / 0.00	83.89 / 0	CO BUILD, INC. 10610-10616, & 10626 VENICE BLVD CULVER CITY CA 90232	RCRA NON GEN
<b>EPA Handler ID:</b> CAC003168737						
<b>Gen Status Universe:</b> No Report						
<b>Contact Name:</b> CO BUILD, INC.						
<b>Contact Address:</b> 11601 SANTA MONICA BOULEVARD , , LOS ANGELES , CA, 90025 ,						
<b>Contact Phone No and Ext:</b> 310-994-3030						
<b>Contact Email:</b> WANG@FRESHAIRENVIRONMENTAL.COM						
<b>Contact Country:</b>						
<b>County Name:</b> LOS ANGELES						
<b>EPA Region:</b> 09						
<b>Land Type:</b>						
<b>Receive Date:</b> 20220329						
<b>Location Latitude:</b>						
<b>Location Longitude:</b>						

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB	
<b>Sequence No:</b> <b>Receive Date:</b> <b>Handler Name:</b> <b>Source Type:</b> <b>Federal Waste Generator Code:</b> <b>Generator Code Description:</b>		1 20220329 CO BUILD, INC. Implementer N Not a Generator, Verified					
<b>Owner/Operator Details</b>							
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>		Current Operator Other CO BUILD, INC.  310-994-3030 Implementer		<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>			 11601 SANTA MONICA BOULEVARD  LOS ANGELES CA  90025
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>		Current Owner Other CO BUILD, INC.  310-994-3030 Implementer		<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>			 11601 SANTA MONICA BOULEVARD  LOS ANGELES CA  90025
<a href="#">2</a>	2 of 2	ENE	0.00 / 0.00	83.89 / 0	<b>CO BUILD, INC.</b> <b>10610-10616, &amp; 10626 VENICE BLVD</b> <b>CULVER CITY CA 90232</b>	<b>FINDS/FRS</b>	
<b>Registry ID:</b> <b>FIPS Code:</b> <b>HUC Code:</b> <b>Site Type Name:</b> <b>Location Description:</b> <b>Supplemental Location:</b> <b>Create Date:</b> <b>Update Date:</b> <b>Interest Types:</b> <b>SIC Codes:</b> <b>SIC Code Descriptions:</b> <b>NAICS Codes:</b> <b>NAICS Code Descriptions:</b> <b>Conveyor:</b> <b>Federal Facility Code:</b> <b>Federal Agency Name:</b> <b>Tribal Land Code:</b> <b>Tribal Land Name:</b> <b>Congressional Dist No:</b> <b>Census Block Code:</b> <b>EPA Region Code:</b> <b>County Name:</b> <b>US/Mexico Border Ind:</b> <b>Latitude:</b> <b>Longitude:</b> <b>Reference Point:</b> <b>Coord Collection Method:</b> <b>Accuracy Value:</b> <b>Datum:</b> <b>Source:</b> <b>Facility Detail Rprt URL:</b> <b>Data Source:</b> <b>Program Acronyms:</b>		110071247527 06037 STATIONARY  27-APR-22 UNSPECIFIED UNIVERSE  09 LOS ANGELES  NAD83  https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110071247527 Facility Registry Service - Single File					



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">3</a>	1 of 20	W	0.00 / 0.00	83.23 / 0	WINALL OIL SVC STA 10646 VENICE BLVD CULVER CITY CA 90232	FINDS/FRS

**Registry ID:** 110010678971  
**FIPS Code:** 06037  
**HUC Code:** 18070104  
**Site Type Name:** STATIONARY  
**Location Description:**  
**Supplemental Location:**  
**Create Date:** 01-MAR-00  
**Update Date:** 05-MAR-13  
**Interest Types:** FORMAL ENFORCEMENT ACTION  
**SIC Codes:** 5541  
**SIC Code Descriptions:** GASOLINE SERVICE STATIONS  
**NAICS Codes:**  
**NAICS Code Descriptions:**  
**Conveyor:** FRS-GEOCODE  
**Federal Facility Code:**  
**Federal Agency Name:**  
**Tribal Land Code:**  
**Tribal Land Name:**  
**Congressional Dist No:** 33  
**Census Block Code:** 060372699031006  
**EPA Region Code:** 09  
**County Name:** LOS ANGELES  
**US/Mexico Border Ind:**  
**Latitude:** 34.01879  
**Longitude:** -118.40667  
**Reference Point:** CENTER OF A FACILITY OR STATION  
**Coord Collection Method:** ADDRESS MATCHING-HOUSE NUMBER  
**Accuracy Value:** 30  
**Datum:** NAD83  
**Source:**  
**Facility Detail Rprt URL:** [https://ofmpub.epa.gov/frs\\_public2/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110010678971](https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110010678971)  
**Data Source:** Facility Registry Service - Single File  
**Program Acronyms:**

<a href="#">3</a>	2 of 20	W	0.00 / 0.00	83.23 / 0	WINALL #18 10646 VENICE BLVD CULVER CITY CA 90232	DELISTED TNK
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#### Delisted Storage Tanks

**Facility ID:** 23904  
**Latitude:** 34.0199368  
**Longitude:** -118.4051685  
**Permitting Agency:** LOS ANGELES, CITY OF  
**County:** Los Angeles  
**Original Source:** UST  
**Record Date:** 30-JAN-2017

<a href="#">3</a>	3 of 20	W	0.00 / 0.00	83.23 / 0	WINALL #18 10646 VENICE BLVD LOS ANGELES CA 90232	LUST
-------------------	---------	---	-------------	-----------	---	------

**Global ID:** T0603701260  
**Status Date:** 4/17/2008  
**Case Type:** LUST CLEANUP SITE  
**Oil Field:**  
**Oil Field Operator:**  
**Status:** COMPLETED - CASE CLOSED  
**Census Tract:** 6037269903  
**Match Key:** T0603701260  
**County:** LOS ANGELES  
**Latitude:** 34.018546  
**Longitude:** -118.406475  
**RWQCB Region:**

#### LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>CUF Case:</b>		YES				
<b>Lead Agency:</b>		LOS ANGELES RWQCB (REGION 4)				
<b>Case Worker:</b>		JH				
<b>Local Agency:</b>		LOS ANGELES, CITY OF				
<b>RB Case No:</b>		902320043				
<b>Local Case No:</b>						
<b>File Location:</b>		Regional Board				
<b>Potential COC:</b>		Gasoline				
<b>Potential Media of Concern:</b>		Well used for drinking water supply				
<b>Begin Date:</b>		4/1/1994				
<b>How Discovered:</b>		Subsurface Monitoring				
<b>How Discovered Description:</b>						
<b>Stop Method:</b>						
<b>Stop Description:</b>						
<b>Calwater Watershed Name:</b>		Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)				
<b>DWR GW Subbasin Name:</b>		Coastal Plain Of Los Angeles - Santa Monica (4-011.01)				
<b>Disadvantaged Community:</b>						
<b>CalEnvScreen Score:</b>						
<b>Coordinate Source:</b>		Google Geocode				
<b>Discharge Cause:</b>						
<b>Discharge Source:</b>						
<b>EPA Region:</b>		9				
<b>Leak Reported Dt:</b>		1994-04-01 00:00:00				
<b>Military DoD Site:</b>		No				
<b>No Further Action Dt:</b>		2008-04-17 00:00:00				
<b>Qty Risd Gallons:</b>						
<b>Facility Project Sub Type:</b>						
<b>Calenviroscreen 3 Score:</b>		46-50%				
<b>Calenviroscreen 4 Score:</b>		50-55%				
<b>Site History:</b>						

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts**

**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 No:**

**Contact Type:** Regional Board Caseworker - Primary 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 No:** 2135766711

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History**

**Status:** Completed - Case Closed  
**Status Date:** 4/17/2008

**Status:** Open - Site Assessment  
**Status Date:** 2/11/2008

**Status:** Open - Remediation  
**Status Date:** 11/20/2007

**Status:** Open - Remediation  
**Status Date:** 1/18/2006

**Status:** Open - Remediation  
**Status Date:** 10/14/2005

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Status:</b>					Open - Remediation	
<b>Status Date:</b>					6/13/2005	
<b>Status:</b>					Open - Remediation	
<b>Status Date:</b>					1/20/2005	
<b>Status:</b>					Open - Remediation	
<b>Status Date:</b>					7/14/2004	
<b>Status:</b>					Open - Remediation	
<b>Status Date:</b>					4/20/2004	
<b>Status:</b>					Open - Remediation	
<b>Status Date:</b>					1/16/2004	
<b>Status:</b>					Open - Site Assessment	
<b>Status Date:</b>					12/18/2003	
<b>Status:</b>					Open - Remediation	
<b>Status Date:</b>					10/15/2003	
<b>Status:</b>					Open - Remediation	
<b>Status Date:</b>					7/17/2003	
<b>Status:</b>					Open - Remediation	
<b>Status Date:</b>					7/15/2002	
<b>Status:</b>					Open - Remediation	
<b>Status Date:</b>					1/9/2001	
<b>Status:</b>					Open - Remediation	
<b>Status Date:</b>					9/28/1999	
<b>Status:</b>					Open - Site Assessment	
<b>Status Date:</b>					9/19/1997	
<b>Status:</b>					Open - Site Assessment	
<b>Status Date:</b>					7/25/1997	
<b>Status:</b>					Open - Site Assessment	
<b>Status Date:</b>					8/30/1996	
<b>Status:</b>					Open - Case Begin Date	
<b>Status Date:</b>					4/1/1994	

**LUST Sites from GeoTracker Search - Regulatory Profile**

**Site Facility Name:** WINALL #18  
**Site Facility Type:** LUST CLEANUP SITE  
**Cleanup Status:** COMPLETED - CASE CLOSED  
**Address:** 10646 VENICE BLVD  
**City:** LOS ANGELES  
**Zip:** 90232  
**County:** LOS ANGELES  
**Report Link:** [https://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T0603701260](https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603701260)  
**Cleanup Status Detail:** COMPLETED - CASE CLOSED AS OF 4/17/2008  
**Project Status:**  
**Cleanup History Link:** [https://geotracker.waterboards.ca.gov/profile\\_report\\_include?global\\_id=T0603701260&tabname=regulatoryhistory](https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603701260&tabname=regulatoryhistory)  
**Potential COC:** GASOLINE  
**Potential Media of Concern:** WELL USED FOR DRINKING WATER SUPPLY  
**File Location:** REGIONAL BOARD  
**User Defined Beneficial Use:**  
**Designated Beneficial Use:** MUN, AGR, IND, PROC  
**DWR GW Sub Basin:** Coastal Plain Of Los Angeles - Santa Monica (4-011.01)  
**Calwater Watershed Name:** Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)  
**Post Closure Site Management:**  
**Future Land Use:**  
**Cleanup Oversight Agencies:** LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 902320043

**CUF Claim No:**  
**CUF Priority Assig:**  
**CUF Amount Paid:**  
**WDR Place Type:**  
**WDR File No:**  
**WDR Order No:**  
**Project Oversight Agencies:**  
**Facility Type:**  
**Composting Method:**  
**Grndwtr Monitoring Frequency:**  
**Designated Beneficial Use**  
**Desc:**  
**Site History:**

CASEWORKER: JAY HUANG  
 LOS ANGELES, CITY OF  
 CASEWORKER: ELOY LUNA  
 10285  
 C  
 \$1,330,236  
 Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply

No site history available

**LUST Sites from GeoTracker Search - Cleanup Status History**

**Status:** Completed - Case Closed  
**Date :** 4/17/2008  
  
**Status:** Open - Site Assessment  
**Date :** 2/11/2008  
  
**Status:** Open - Remediation  
**Date :** 11/20/2007  
  
**Status:** Open - Remediation  
**Date :** 1/18/2006  
  
**Status:** Open - Remediation  
**Date :** 10/14/2005  
  
**Status:** Open - Remediation  
**Date :** 6/13/2005  
  
**Status:** Open - Remediation  
**Date :** 1/20/2005  
  
**Status:** Open - Remediation  
**Date :** 7/14/2004  
  
**Status:** Open - Remediation  
**Date :** 4/20/2004  
  
**Status:** Open - Remediation  
**Date :** 1/16/2004  
  
**Status:** Open - Site Assessment  
**Date :** 12/18/2003  
  
**Status:** Open - Remediation  
**Date :** 10/15/2003  
  
**Status:** Open - Remediation  
**Date :** 7/17/2003  
  
**Status:** Open - Remediation  
**Date :** 7/15/2002  
  
**Status:** Open - Remediation  
**Date :** 1/9/2001  
  
**Status:** Open - Remediation

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Date :</b>		9/28/1999				
<b>Status:</b>		Open - Site Assessment				
<b>Date :</b>		9/19/1997				
<b>Status:</b>		Open - Site Assessment				
<b>Date :</b>		7/25/1997				
<b>Status:</b>		Open - Site Assessment				
<b>Date :</b>		8/30/1996				
<b>Status:</b>		Open - Case Begin Date				
<b>Date :</b>		4/1/1994				

**Sites from GeoTracker Search - Cleanup Action Report (as of May 25, 2023)**

**Action Type:** SOIL VAPOR EXTRACTION (SVE)  
**Begin Date:** 5/1/2000  
**End Date:** 7/1/2007  
**Phase:** Soil  
**Contaminant Mass Removed:**  
**Description:**

**Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)**

**Action Type:** Response Requested - Reports  
**Action:** Soil and Water Investigation Report  
**Action Date:** 5/1/2008  
**Received Issue Date:** 3/26/2008  
**Doc Link:**  
**Title Description Comments:**

Site Conceptual Model Report - SAR

**Action Type:** Other Regulatory Actions  
**Action:** Closure/No Further Action Letter  
**Action Date:** 4/17/2008  
**Received Issue Date:** 4/17/2008  
**Doc Link:** [https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=T0603701260&enforcement\\_id=5962915&temptable=ENFORCEMENT](https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603701260&enforcement_id=5962915&temptable=ENFORCEMENT)  
**Title Description Comments:**

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Quarterly  
**Action Date:** 4/15/2008  
**Received Issue Date:** 2/28/2008  
**Doc Link:**  
**Title Description Comments:**

Monitoring Report - Quarterly

**Action Type:** Notices  
**Action:** Notification - Preclosure  
**Action Date:** 4/1/2008  
**Received Issue Date:** 4/1/2008  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Other Regulatory Actions  
**Action:** Staff Letter  
**Action Date:** 2/15/2008  
**Received Issue Date:** 2/15/2008  
**Doc Link:**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Title Description Comments:**

**Action Type:** Response Requested - Workplans  
**Action:** Soil and Water Investigation Workplan  
**Action Date:** 2/11/2008  
**Received Issue Date:** 2/11/2008  
**Doc Link:**  
**Title Description Comments:**

Soil and Water Investigation Workplan

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Quarterly  
**Action Date:** 1/15/2008  
**Received Issue Date:** 2/14/2008  
**Doc Link:**  
**Title Description Comments:**

Monitoring Report - Quarterly

**Action Type:** Response Requested - Reports  
**Action:** Remedial Progress Report  
**Action Date:** 11/15/2007  
**Received Issue Date:** 11/20/2007  
**Doc Link:**  
**Title Description Comments:**

Remedial Progress Report

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Quarterly  
**Action Date:** 10/15/2007  
**Received Issue Date:** 9/4/2007  
**Doc Link:**  
**Title Description Comments:**

Monitoring Report - Quarterly

**Action Type:** Other Regulatory Actions  
**Action:** Staff Letter  
**Action Date:** 8/27/2007  
**Received Issue Date:** 8/27/2007  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Quarterly  
**Action Date:** 7/15/2007  
**Received Issue Date:** 5/23/2007  
**Doc Link:**  
**Title Description Comments:**

Monitoring Report - Quarterly

**Action Type:** Other Regulatory Actions  
**Action:** Site Visit / Inspection / Sampling  
**Action Date:** 4/17/2007  
**Received Issue Date:** 4/17/2007  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Quarterly



<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Action Date:</b>			4/15/2007			
<b>Received Issue Date:</b>			3/15/2007			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
Monitoring Report - Quarterly						
<b>Action Type:</b>			Other Regulatory Actions			
<b>Action:</b>			Site Visit / Inspection / Sampling			
<b>Action Date:</b>			2/6/2007			
<b>Received Issue Date:</b>			2/6/2007			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Quarterly			
<b>Action Date:</b>			1/15/2007			
<b>Received Issue Date:</b>			1/25/2007			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
Monitoring Report - Quarterly						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Quarterly			
<b>Action Date:</b>			10/15/2006			
<b>Received Issue Date:</b>			10/5/2006			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
Monitoring Report - Quarterly						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Quarterly			
<b>Action Date:</b>			7/15/2006			
<b>Received Issue Date:</b>			7/14/2006			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
Monitoring Report - Quarterly						
<b>Action Type:</b>			Other Regulatory Actions			
<b>Action:</b>			Site Visit / Inspection / Sampling			
<b>Action Date:</b>			6/14/2006			
<b>Received Issue Date:</b>			6/14/2006			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Well Installation Report			
<b>Action Date:</b>			6/2/2006			
<b>Received Issue Date:</b>			6/2/2006			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
Well Installation Report						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Quarterly			
<b>Action Date:</b>			4/15/2006			
<b>Received Issue Date:</b>			4/18/2006			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						

Monitoring Report - Quarterly

**Action Type:** Response Requested - Reports  
**Action:** Remedial Progress Report  
**Action Date:** 1/15/2006  
**Received Issue Date:** 1/18/2006  
**Doc Link:**  
**Title Description Comments:**

Remedial Progress Report

**Action Type:** Response Requested - Reports  
**Action:** Remedial Progress Report  
**Action Date:** 10/15/2005  
**Received Issue Date:** 10/14/2005  
**Doc Link:**  
**Title Description Comments:**

Remedial Progress Report

**Action Type:** Response Requested - Reports  
**Action:** Remedial Progress Report  
**Action Date:** 7/15/2005  
**Received Issue Date:** 6/13/2005  
**Doc Link:**  
**Title Description Comments:**

Remedial Progress Report

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Quarterly  
**Action Date:** 4/15/2005  
**Received Issue Date:** 4/26/2005  
**Doc Link:**  
**Title Description Comments:**

Monitoring Report - Quarterly - QMR 1/05

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Quarterly  
**Action Date:** 1/15/2005  
**Received Issue Date:** 1/20/2005  
**Doc Link:**  
**Title Description Comments:**

Monitoring Report - Quarterly

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Quarterly  
**Action Date:** 10/15/2004  
**Received Issue Date:** 10/19/2004  
**Doc Link:**  
**Title Description Comments:**

Monitoring Report - Quarterly

**Action Type:** Response Requested - Reports  
**Action:** Remedial Progress Report  
**Action Date:** 7/15/2004  
**Received Issue Date:** 7/14/2004  
**Doc Link:**  
**Title Description Comments:**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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Remedial Progress Report

**Action Type:** Response Requested - Reports  
**Action:** Soil and Water Investigation Report  
**Action Date:** \*6/1/2004  
**Received Issue Date:** 6/15/2004  
**Doc Link:**  
**Title Description Comments:**

Soil and Water Investigation Report

**Action Type:** Response Requested - Reports  
**Action:** Remedial Progress Report  
**Action Date:** 4/15/2004  
**Received Issue Date:** 4/20/2004  
**Doc Link:**  
**Title Description Comments:**

Remedial Progress Report

**Action Type:** Other Regulatory Actions  
**Action:** Staff Letter  
**Action Date:** 2/4/2004  
**Received Issue Date:** 2/4/2004  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Reports  
**Action:** Remedial Progress Report  
**Action Date:** 1/15/2004  
**Received Issue Date:** 1/16/2004  
**Doc Link:**  
**Title Description Comments:**

Remedial Progress Report

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Quarterly  
**Action Date:** 1/15/2004  
**Received Issue Date:** 1/16/2004  
**Doc Link:**  
**Title Description Comments:**

Monitoring Report - Quarterly

**Action Type:** Response Requested - Workplans  
**Action:** Soil and Water Investigation Workplan  
**Action Date:** 12/15/2003  
**Received Issue Date:** 12/18/2003  
**Doc Link:**  
**Title Description Comments:**

Soil and Water Investigation Workplan

**Action Type:** Other Regulatory Actions  
**Action:** Staff Letter  
**Action Date:** 10/27/2003  
**Received Issue Date:** 10/27/2003  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Quarterly

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Action Date:</b>		10/15/2003				
<b>Received Issue Date:</b>		10/15/2003				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
		Monitoring Report - Quarterly				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Remedial Progress Report				
<b>Action Date:</b>		10/15/2003				
<b>Received Issue Date:</b>		10/15/2003				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
		Remedial Progress Report				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Remedial Progress Report				
<b>Action Date:</b>		7/17/2003				
<b>Received Issue Date:</b>		7/17/2003				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
		Remedial Progress Report				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		4/15/2003				
<b>Received Issue Date:</b>		4/2/2003				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
		Monitoring Report - Quarterly - fist quarter 2003 report				
<b>Action Type:</b>		Other Regulatory Actions				
<b>Action:</b>		Staff Letter				
<b>Action Date:</b>		4/10/2003				
<b>Received Issue Date:</b>		4/10/2003				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
		REDUCE GAUGING FREQUENCY				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		1/15/2003				
<b>Received Issue Date:</b>		1/22/2003				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
		Monitoring Report - Quarterly - fourth quarter 2002 report				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		10/15/2002				
<b>Received Issue Date:</b>		10/16/2002				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
		Monitoring Report - Quarterly				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Remedial Progress Report				

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Action Date:</b>		8/15/2002				
<b>Received Issue Date:</b>		7/15/2002				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
Remedial Progress Report						
<b>Action Type:</b>		Enforcement/Orders				
<b>Action:</b>		13267 Requirement				
<b>Action Date:</b>		4/9/2002				
<b>Received Issue Date:</b>		4/9/2002				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Cleanup Action				
<b>Action:</b>		Soil Vapor Extraction (SVE)				
<b>Action Date:</b>		5/1/2000				
<b>Received Issue Date:</b>						
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Leak Action				
<b>Action:</b>		Leak Discovery				
<b>Action Date:</b>		4/1/1994				
<b>Received Issue Date:</b>						
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Leak Action				
<b>Action:</b>		Leak Reported				
<b>Action Date:</b>		4/1/1994				
<b>Received Issue Date:</b>						
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b><u>Sites from GeoTracker Search - Site Maps (as of May 25, 2023)</u></b>						
<b>Submitted:</b>		9/11/2002				
<b>Submitted By:</b>		FRANK MACHADO (AUTH_RP)				
<b>Title:</b>		GEO_MAP				
<b>Link:</b>		<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/1507260978/T0603701260.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/1507260978/T0603701260.pdf</a>				
<b><u>Sites from GeoTracker Search - Documents (as of May 25, 2023)</u></b>						
<b>Document Type:</b>	Site Documents				<b>Document Date:</b>	4/29/2010*
<b>Type:</b>	WELL DESTRUCTION REPORT				<b>Submitted:</b>	
<b>Submitted By:</b>	FRANK MACHADO (AUTH_RP)					
<b>Title:</b>	WINALL-18-CLOSUREREPORT-2-2009					
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8832434415/T0603701260.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8832434415/T0603701260.PDF</a>					
<b>Document Type:</b>	Site Documents				<b>Document Date:</b>	4/17/2008
<b>Type:</b>	CLOSURE/NO FURTHER ACTION LETTER				<b>Submitted:</b>	
<b>Submitted By:</b>	MARIA BAMBICO (REGULATOR)					
<b>Title:</b>	CLOSURE/NO FURTHER ACTION LETTER					
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603701260&amp;enforcement_id=5962915">https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603701260&amp;enforcement_id=5962915</a>					
<b>Document Type:</b>	Monitoring Reports				<b>Document Date:</b>	3/27/2008*
<b>Type:</b>	MONITORING REPORT - QUARTERLY				<b>Submitted:</b>	
<b>Submitted By:</b>	FRANK MACHADO (AUTH_RP)					
<b>Title:</b>	WINALL-181STQUARTERRPT-1-08					
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7292057871/T0603701260.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7292057871/T0603701260.PDF</a>					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 3/25/2008*	
<b>Type:</b>	REPORTS - INVESTIGATION RPT.				<b>Submitted:</b>	
<b>Submitted By:</b>	FRANK MACHADO (AUTH_RP)					
<b>Title:</b>	CONFORMATION BORINGS WINALL-18					
<b>Title Link:</b>	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3812687754/T0603701260.PDF					
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 2/13/2008*	
<b>Type:</b>	REPORTS - QUARTERLY STATUS REPORT				<b>Submitted:</b>	
<b>Submitted By:</b>	FRANK MACHADO (AUTH_RP)					
<b>Title:</b>	SVE4THQUARTER2007REPORT					
<b>Title Link:</b>	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4749272227/T0603701260.PDF					
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 2/13/2008*	
<b>Type:</b>	WORKPLANS - OTHER WP				<b>Submitted:</b>	
<b>Submitted By:</b>	FRANK MACHADO (AUTH_RP)					
<b>Title:</b>	WORKPLANCONFIRMATIONBORINGS					
<b>Title Link:</b>	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2033231973/T0603701260.PDF					
<b>Document Type:</b>	Monitoring Reports				<b>Document Date:</b> 11/26/2007	
<b>Type:</b>	MONITORING REPORT - QUARTERLY				<b>Submitted:</b>	
<b>Submitted By:</b>	FRANK MACHADO (AUTH_RP)					
<b>Title:</b>	WINALL-18-4THQRTRPRT10-18-07					
<b>Title Link:</b>	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1745211541/T0603701260.PDF					
<b>Document Type:</b>	Monitoring Reports				<b>Document Date:</b> 9/21/2007	
<b>Type:</b>	MONITORING REPORT - QUARTERLY				<b>Submitted:</b>	
<b>Submitted By:</b>	FRANK MACHADO (AUTH_RP)					
<b>Title:</b>	WINALL-18-3RD-QRTRPT-07					
<b>Title Link:</b>	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3749516367/T0603701260.PDF					
<b>Document Type:</b>	Monitoring Reports				<b>Document Date:</b> 5/23/2007	
<b>Type:</b>	MONITORING REPORT - QUARTERLY				<b>Submitted:</b>	
<b>Submitted By:</b>	FRANK MACHADO (AUTH_RP)					
<b>Title:</b>	WINALL-18 QUARTERLYMONITORING REPORT 2NDQUARTER 2007					
<b>Title Link:</b>	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3690642416/T0603701260.PDF					
<b>Document Type:</b>	Monitoring Reports				<b>Document Date:</b> 3/26/2007	
<b>Type:</b>	MONITORING REPORT - QUARTERLY				<b>Submitted:</b>	
<b>Submitted By:</b>	FRANK MACHADO (AUTH_RP)					
<b>Title:</b>	WINALL-18 QUARTERLY MONITORING REPORT FIRST QUARTER 2007					
<b>Title Link:</b>	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6091169059/T0603701260.PDF					
<b>Document Type:</b>	Monitoring Reports				<b>Document Date:</b> 1/24/2007	
<b>Type:</b>	MONITORING REPORT - QUARTERLY				<b>Submitted:</b>	
<b>Submitted By:</b>	FRANK MACHADO (AUTH_RP)					
<b>Title:</b>	WINALL-18 QUARTERLYMONITORING REPORT 4TH QUARTER 2006					
<b>Title Link:</b>	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8199445426/T0603701260.PDF					

3 4 of 20 W 0.00 / 83.23 / 10646 W VENICE BLVD 0 0 LOS ANGELES CA 90230 HMS LA

Site No: 012023  
Area: 2F

**Detail Info**

Permit No: 00003767T  
File No: 012108  
File Name: WINALL OIL CO #0018  
Status: Equipment Removed  
Permit Type: Underground Storage Tank Operating Permit  
Permit Status: Equipment Removed  
Permit Category: Underground Storage Tank

3 5 of 20 W 0.00 / 83.23 / WINALL (ARCO) 0 0 10646 VENICE BLVD. HHSS



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>CULVER CITY CA 90232</b>						
<b>County:</b>		Los Angeles				
<b>Tank Details Microfiche:</b>		<a href="http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002889f.pdf">http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002889f.pdf</a>				
<a href="#">3</a>	6 of 20	W	0.00 / 0.00	83.23 / 0	<b>ECONOMY ENVIRONMENTAL INC 10646 VENICE BLVD LOS ANGELES CA 90232</b>	<b>HAZNET</b>
<b>SIC Code:</b>						
<b>NAICS Code:</b>						
<b>EPA ID:</b>		CAC002555393				
<b>Create Date:</b>		8/19/2002				
<b>Fac Act Ind:</b>		No				
<b>Inact Date:</b>		3/18/2003				
<b>County Code:</b>		19				
<b>County Name:</b>		Los Angeles				
<b>Mail Name:</b>						
<b>Mailing Addr 1:</b>		10646 Venice Blvd				
<b>Mailing Addr 2:</b>						
<b>Owner Fax:</b>						
<b>Details DTSC HWTS:</b>		The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System: <a href="https://hwts.dtsc.ca.gov/search">https://hwts.dtsc.ca.gov/search</a>				
<b>DTSC Handler Profile url:</b>		<a href="https://hwts.dtsc.ca.gov/facility/CAC002555393">https://hwts.dtsc.ca.gov/facility/CAC002555393</a>				
<a href="#">3</a>	7 of 20	W	0.00 / 0.00	83.23 / 0	<b>WINALL OIL SVC STA 10646 VENICE BLVD CULVER CITY CA 90232</b>	<b>ICIS</b>
<b>EPA Region:</b>						
<b>Registry ID:</b>		110010678971				
<b>Pgm Sys ID:</b>		2239				
<b>Pgm Sys Acnrm:</b>		ICIS				
<b>Permit Type:</b>						
<b>Federal Fac ID:</b>						
<b>Tribal Land Code:</b>						
<b>County:</b>		LOS ANGELES				
<b>Latitude 83:</b>		34.018789999999996				
<b>Longitude 83:</b>		-118.40666999999999				
<b>Details</b>						
<b>Interest Type:</b>		FORMAL ENFORCEMENT ACTION				
<b>Active Status:</b>						
<b>Accuracy Value:</b>		30				
<b>Pgm Report URL:</b>		no data yet				
<b>Federal Agency Name:</b>						
<b>Federal Land Ind:</b>						
<b>Fed Facility Code:</b>						
<b>Ref Point Desc:</b>		CENTER OF A FACILITY OR STATION				
<b>Collect Mth Desc:</b>		ADDRESS MATCHING-HOUSE NUMBER				
<b>Fac URL:</b>		<a href="https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110010678971">https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110010678971</a>				
<b>Program URL:</b>						
<a href="#">3</a>	8 of 20	W	0.00 / 0.00	83.23 / 0	<b>WINALL OIL #18 10646 VENICE BLVD CULVER CITY CA 90232</b>	<b>FINDS/FRS</b>
<b>Registry ID:</b>		110065211005				
<b>FIPS Code:</b>		06037				
<b>HUC Code:</b>		18070104				
<b>Site Type Name:</b>		STATIONARY				
<b>Location Description:</b>						
<b>Supplemental Location:</b>						
<b>Create Date:</b>		10-OCT-15				
<b>Update Date:</b>		14-OCT-15				
<b>Interest Types:</b>		OTHER HAZARDOUS WASTE ACTIVITIES, STATE MASTER				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>SIC Codes:</b>		5541				
<b>SIC Code Descriptions:</b>		GASOLINE SERVICE STATIONS				
<b>NAICS Codes:</b>		445292				
<b>NAICS Code Descriptions:</b>		CONFECTIONERY AND NUT STORES.				
<b>Conveyor:</b>		FRS-GEOCODE				
<b>Federal Facility Code:</b>						
<b>Federal Agency Name:</b>						
<b>Tribal Land Code:</b>						
<b>Tribal Land Name:</b>						
<b>Congressional Dist No:</b>		33				
<b>Census Block Code:</b>		060372699031009				
<b>EPA Region Code:</b>		09				
<b>County Name:</b>		LOS ANGELES				
<b>US/Mexico Border Ind:</b>						
<b>Latitude:</b>		34.01855				
<b>Longitude:</b>		-118.40648				
<b>Reference Point:</b>		CENTER OF A FACILITY OR STATION				
<b>Coord Collection Method:</b>		ADDRESS MATCHING-HOUSE NUMBER				
<b>Accuracy Value:</b>		30				
<b>Datum:</b>		NAD83				
<b>Source:</b>						
<b>Facility Detail Rprt URL:</b>		https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110065211005				
<b>Data Source:</b>		Facility Registry Service - Single File				
<b>Program Acronyms:</b>						

<a href="#">3</a>	9 of 20	W	0.00 / 0.00	83.23 / 0	Winall Oil Co. #18 10646 Venice Blvd Culver City CA 90232	UST
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<b>Facility ID:</b>	FA0010204	<b>Latitude:</b>	34.01855
<b>CERS ID:</b>	10468900	<b>Longitude:</b>	-118.40647
<b>County:</b>	Los Angeles	<b>CalEnviroScrn 4 Pct:</b>	50-55%
<b>Permitting Agency:</b>	Los Angeles City Fire Department		
<b>Site Facility Type:</b>	PERMITTED UNDERGROUND STORAGE TANK (UST)		
<b>Note:</b>	Information related to facilities can be searched on Geo Tracker Website: <a href="https://geotracker.waterboards.ca.gov/search">https://geotracker.waterboards.ca.gov/search</a>		

**Tank Details**

<b>Epa Region:</b>	9	<b>Tank Closure Date:</b>	
<b>No. of Closed UST:</b>	0	<b>Tank Configuration:</b>	Stand Alone Tank
<b>No. of Inuse UST:</b>		<b>Tank Contents:</b>	Midgraded Unleaded
<b>No. of Oos UST:</b>	0	<b>Tank Cp Impr Curr:</b>	No
<b>Owner Type:</b>	Non-Government	<b>Tank Cp Shutoff:</b>	Yes
<b>Tank ID No.:</b>	4	<b>Tank Installatn Dt:</b>	6/1/1997 12:00:00 AM
<b>Tank Status:</b>	Confirmed/Updated Information	<b>Tank No of Compart:</b>	1
<b>Tank Type:</b>	Double Wall	<b>Tank Pc Constructn:</b>	Steel
<b>Tank Alarms:</b>	No	<b>Tank Spill Bucket:</b>	Yes
<b>Tank Ball Float:</b>	No	<b>Tribal Lands:</b>	No
<b>Tank Operator Name:</b>	WINALL OIL CO		
<b>Tank Operator Mail Address:</b>	1338 E. 29th St.		
<b>Tank Operator Mail City:</b>	Signal Hill		
<b>Tank Operator Mail State:</b>	Ca		
<b>Tank Operator Mail Zip:</b>	90755		
<b>Tank Owner Name:</b>	WINALL OIL CO		
<b>Tank Owner Mailing Address:</b>	1338 E. 29th St.		
<b>Tank Owner Mailing City:</b>	Signal Hill		
<b>Tank Owner Mailing State:</b>	Ca		
<b>Tank Owner Mailing Zip:</b>	90755		
<b>Tank Capacity Gallons:</b>	12000		
<b>Tank Piping Construction:</b>	Double Walled		
<b>Tank Piping Type:</b>	Pressure		
<b>Tank Pw Piping Construction:</b>	Fiberglass		
<b>Tank Sacrificial Anode:</b>	No		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Tank Details**

<b>Epa Region:</b>	9				<b>Tank Closure Date:</b>	
<b>No. of Closed UST:</b>	0				<b>Tank Configuration:</b>	Stand Alone Tank
<b>No. of Inuse UST:</b>					<b>Tank Contents:</b>	Regular Unleaded
<b>No. of Oos UST:</b>	0				<b>Tank Cp Impr Curr:</b>	No
<b>Owner Type:</b>	Non-Government				<b>Tank Cp Shutoff:</b>	Yes
<b>Tank ID No.:</b>	3				<b>Tank Installatn Dt:</b>	6/1/1997 12:00:00 AM
<b>Tank Status:</b>	Confirmed/Updated Information				<b>Tank No of Compart:</b>	1
<b>Tank Type:</b>	Double Wall				<b>Tank Pc Constructn:</b>	Steel
<b>Tank Alarms:</b>	No				<b>Tank Spill Bucket:</b>	Yes
<b>Tank Ball Float:</b>	No				<b>Tribal Lands:</b>	No
<b>Tank Operator Name:</b>	WINALL OIL CO					
<b>Tank Operator Mail Address:</b>	1338 E. 29th St.					
<b>Tank Operator Mail City:</b>	Signal Hill					
<b>Tank Operator Mail State:</b>	Ca					
<b>Tank Operator Mail Zip:</b>	90755					
<b>Tank Owner Name:</b>	WINALL OIL CO					
<b>Tank Owner Mailing Address:</b>	1338 E. 29th St.					
<b>Tank Owner Mailing City:</b>	Signal Hill					
<b>Tank Owner Mailing State:</b>	Ca					
<b>Tank Owner Mailing Zip:</b>	90755					
<b>Tank Capacity Gallons:</b>	12000					
<b>Tank Piping Construction:</b>	Double Walled					
<b>Tank Piping Type:</b>	Pressure					
<b>Tank Pw Piping Construction:</b>	Fiberglass					
<b>Tank Sacrificial Anode:</b>	No					

**Tank Details**

<b>Epa Region:</b>	9				<b>Tank Closure Date:</b>	
<b>No. of Closed UST:</b>	0				<b>Tank Configuration:</b>	Stand Alone Tank
<b>No. of Inuse UST:</b>					<b>Tank Contents:</b>	Diesel
<b>No. of Oos UST:</b>	0				<b>Tank Cp Impr Curr:</b>	No
<b>Owner Type:</b>	Non-Government				<b>Tank Cp Shutoff:</b>	Yes
<b>Tank ID No.:</b>	1				<b>Tank Installatn Dt:</b>	6/1/1997 12:00:00 AM
<b>Tank Status:</b>	Confirmed/Updated Information				<b>Tank No of Compart:</b>	1
<b>Tank Type:</b>	Double Wall				<b>Tank Pc Constructn:</b>	Steel
<b>Tank Alarms:</b>	No				<b>Tank Spill Bucket:</b>	Yes
<b>Tank Ball Float:</b>	No				<b>Tribal Lands:</b>	No
<b>Tank Operator Name:</b>	WINALL OIL CO					
<b>Tank Operator Mail Address:</b>	1338 E. 29th St.					
<b>Tank Operator Mail City:</b>	Signal Hill					
<b>Tank Operator Mail State:</b>	Ca					
<b>Tank Operator Mail Zip:</b>	90755					
<b>Tank Owner Name:</b>	WINALL OIL CO					
<b>Tank Owner Mailing Address:</b>	1338 E. 29th St.					
<b>Tank Owner Mailing City:</b>	Signal Hill					
<b>Tank Owner Mailing State:</b>	Ca					
<b>Tank Owner Mailing Zip:</b>	90755					
<b>Tank Capacity Gallons:</b>	12000					
<b>Tank Piping Construction:</b>	Double Walled					
<b>Tank Piping Type:</b>	Pressure					
<b>Tank Pw Piping Construction:</b>	Fiberglass					
<b>Tank Sacrificial Anode:</b>	No					

**Tank Details**

<b>Epa Region:</b>	9				<b>Tank Closure Date:</b>	
<b>No. of Closed UST:</b>	0				<b>Tank Configuration:</b>	Stand Alone Tank
<b>No. of Inuse UST:</b>					<b>Tank Contents:</b>	Regular Unleaded
<b>No. of Oos UST:</b>	0				<b>Tank Cp Impr Curr:</b>	No
<b>Owner Type:</b>	Non-Government				<b>Tank Cp Shutoff:</b>	Yes
<b>Tank ID No.:</b>	2				<b>Tank Installatn Dt:</b>	6/1/1997 12:00:00 AM
<b>Tank Status:</b>	Confirmed/Updated Information				<b>Tank No of Compart:</b>	1

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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<b>Tank Type:</b>	Double Wall				<b>Tank Pc Constructn:</b>	Steel
<b>Tank Alarms:</b>	No				<b>Tank Spill Bucket:</b>	Yes
<b>Tank Ball Float:</b>	No				<b>Tribal Lands:</b>	No
<b>Tank Operator Name:</b>	WINALL OIL CO					
<b>Tank Operator Mail Address:</b>	1338 E. 29th St.					
<b>Tank Operator Mail City:</b>	Signal Hill					
<b>Tank Operator Mail State:</b>	Ca					
<b>Tank Operator Mail Zip:</b>	90755					
<b>Tank Owner Name:</b>	WINALL OIL CO					
<b>Tank Owner Mailing Address:</b>	1338 E. 29th St.					
<b>Tank Owner Mailing City:</b>	Signal Hill					
<b>Tank Owner Mailing State:</b>	Ca					
<b>Tank Owner Mailing Zip:</b>	90755					
<b>Tank Capacity Gallons:</b>	12000					
<b>Tank Piping Construction:</b>	Double Walled					
<b>Tank Piping Type:</b>	Pressure					
<b>Tank Pw Piping Construction:</b>	Fiberglass					
<b>Tank Sacrificial Anode:</b>	No					

**Tank Details**

<b>Epa Region:</b>	9				<b>Tank Closure Date:</b>	
<b>No. of Closed UST:</b>	0				<b>Tank Configuration:</b>	Stand Alone Tank
<b>No. of Inuse UST:</b>					<b>Tank Contents:</b>	Premium Unleaded
<b>No. of Oos UST:</b>	0				<b>Tank Cp Impr Curr:</b>	No
<b>Owner Type:</b>	Non-Government				<b>Tank Cp Shutoff:</b>	Yes
<b>Tank ID No.:</b>	5				<b>Tank Installatn Dt:</b>	6/1/1997 12:00:00 AM
<b>Tank Status:</b>	Confirmed/Updated Information				<b>Tank No of Compart:</b>	1
<b>Tank Type:</b>	Double Wall				<b>Tank Pc Constructn:</b>	Steel
<b>Tank Alarms:</b>	No				<b>Tank Spill Bucket:</b>	Yes
<b>Tank Ball Float:</b>	No				<b>Tribal Lands:</b>	No
<b>Tank Operator Name:</b>	WINALL OIL CO					
<b>Tank Operator Mail Address:</b>	1338 E. 29th St.					
<b>Tank Operator Mail City:</b>	Signal Hill					
<b>Tank Operator Mail State:</b>	Ca					
<b>Tank Operator Mail Zip:</b>	90755					
<b>Tank Owner Name:</b>	WINALL OIL CO					
<b>Tank Owner Mailing Address:</b>	1338 E. 29th St.					
<b>Tank Owner Mailing City:</b>	Signal Hill					
<b>Tank Owner Mailing State:</b>	Ca					
<b>Tank Owner Mailing Zip:</b>	90755					
<b>Tank Capacity Gallons:</b>	12000					
<b>Tank Piping Construction:</b>	Double Walled					
<b>Tank Piping Type:</b>	Pressure					
<b>Tank Pw Piping Construction:</b>	Fiberglass					
<b>Tank Sacrificial Anode:</b>	No					

<b>3</b>	10 of 20	W	0.00 / 0.00	83.23 / 0	WINALL OIL CO #18 10646 VENICE BLVD CULVER CITY CA 90232	EMISSIONS
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**2015 Toxic Data**

<b>Facility ID:</b>	30206	<b>COID:</b>	LA
<b>Facility SIC Code:</b>	5541	<b>DISN:</b>	SOUTH COAST AQMD
<b>CO:</b>	19	<b>CHAPIS:</b>	
<b>Air Basin:</b>	SC	<b>CERR Code:</b>	
<b>District:</b>	SC		
<b>TS:</b>			
<b>Health Risk Asmt:</b>			
<b>Non-Cancer Chronic Haz Ind:</b>			
<b>Non-Cancer Acute Haz Ind:</b>			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**2016 Toxic Data**

Facility ID:	30206	TS:	
Facility SIC Code:	5541	HRA:	
CERR CODE:		CH Index:	
COID:	LA	AH Index:	
CO:	19	Air Basin:	SC
DISN:	SOUTH COAST AQMD	District:	SC
CHAPIS:			

**2017 Toxic Data**

Facility ID:	30206	COID:	LA
Facility SIC Code:	5541	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

**2018 Toxic Data**

Facility ID:	30206	COID:	LA
Facility SIC Code:	5541	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

**2019 Toxic Data**

CO:	19	DISN:	SOUTH COAST AQMD
Air Basin:	SC	CHAPIS:	
Facility ID:	30206	CERR Code:	
District:	SC	TS:	
Facility SIC Code:	5541	Health Risk Asmt:	
COID:	LA		
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

<a href="#">3</a>	11 of 20	W	0.00 / 0.00	83.23 / 0	Winall Oil Co. #18 10646 VENICE BLVD CULVER CITY CA 90232	CERS TANK
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Site ID:	86277
Latitude:	34.018547
Longitude:	-118.406471

**Regulated Programs**

EI ID:	10468900
EI Description:	Hazardous Waste Generator
EI ID:	10468900
EI Description:	Underground Storage Tank
EI ID:	10468900
EI Description:	Chemical Storage Facilities

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Violations**

**Violation Date:** 05/17/2018  
**Violation Program:** HW  
**Citation:** 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)  
**Violation Source:** CERS  
**Violation Division:** Los Angeles County Fire Department  
**Violation Notes:**

Returned to compliance on 07/03/2018. OBSERVATION: Uniform Hazardous Waste Manifests were not available at the time of inspection. CORRECTIVE ACTION: Locate a copy of recent manifests and submit copies to the CUPA.

**Violation Description:**

Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste.

**Violations**

**Violation Date:** 01/11/2022  
**Violation Program:** UST  
**Citation:** HSC 6.7 25292.2(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25292.2(a)  
**Violation Source:** CERS  
**Violation Division:** Los Angeles City Fire Department  
**Violation Notes:**

Returned to compliance on 02/14/2022. OBSERVATION: Financial responsibility documents have not been submitted to the CUPA. Current financial responsibility documents are required to be submitted annually. CORRECTIVE ACTION: Complete and submit a copy of the financial responsibility by [30 days from now].

**Violation Description:**

Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.

**Violations**

**Violation Date:** 05/17/2018  
**Violation Program:** HW  
**Citation:** 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)  
**Violation Source:** CERS  
**Violation Division:** Los Angeles County Fire Department  
**Violation Notes:**

Returned to compliance on 07/03/2018. OBSERVATION: Two 55-gallon drums were observed missing required information and also heavily deteriorated. CORRECTIVE ACTION: Submit photos to the CUPA demonstrating that the container listed above has been properly labeled.

**Violation Description:**

Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

**Violations**

**Violation Date:** 05/17/2018  
**Violation Program:** HW  
**Citation:** HSC 6.5 25123.3(h)(1) - California Health and Safety Code, Chapter 6.5, Section(s) 25123.3(h)(1)  
**Violation Source:** CERS  
**Violation Division:** Los Angeles County Fire Department  
**Violation Notes:**

Returned to compliance on 07/03/2018. OBSERVATION: Two 55-gallon drums were observed with accumulation start dates of 2015 and 2016 and a manifest/receipt demonstrating disposal within the past 180 days was not available. CORRECTIVE ACTION: Dispose of hazardous waste and submit a copy of the manifest/receipt to the CUPA.

**Violation Description:**

Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met:  
(1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms.



<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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(2) The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f).

(3) The generator does not hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.

**Violations**

**Violation Date:** 05/17/2018  
**Violation Program:** HW  
**Citation:** 40 CFR 1 265.171 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.171  
**Violation Source:** CERS  
**Violation Division:** Los Angeles County Fire Department  
**Violation Notes:**

Returned to compliance on 07/03/2018. OBSERVATION: Two 55-gallon drums of hazardous waste were observed rusted and in condition requiring a determination of sound integrity to avoid release of materials to the ground surface. CORRECTIVE ACTION: Submit photos to the CUPA demonstrating the waste listed above has been transferred into a container that is in good condition or submit a manifest/receipt demonstrating the waste has been properly disposed of by a registered hazardous waste transporter.

**Violation Description:**

Failure to accumulate hazardous waste in a container that is in good condition.

**Violations**

**Violation Date:** 01/14/2019  
**Violation Program:** UST  
**Citation:** HSC 6.7 25292.2(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25292.2(a)  
**Violation Source:** CERS  
**Violation Division:** Los Angeles City Fire Department  
**Violation Notes:**

Returned to compliance on 01/30/2019. OBSERVATION: Financial responsibility documents have not been submitted to the CUPA. Current financial responsibility documents are required to be submitted annually. CORRECTIVE ACTION: Complete and submit a copy of the financial responsibility by [2/14/19, 30 days from now].

**Violation Description:**

Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.

**Violations**

**Violation Date:** 01/07/2020  
**Violation Program:** UST  
**Citation:** HSC 6.7 25292.2(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25292.2(a)  
**Violation Source:** CERS  
**Violation Division:** Los Angeles City Fire Department  
**Violation Notes:**

Returned to compliance on 02/18/2020. OBSERVATION: Financial responsibility documents have not been submitted to the CUPA. Current financial responsibility documents are required to be submitted annually. CORRECTIVE ACTION: Complete and submit a copy of the financial responsibility by [2/7/2020, 30 days from now].

**Violation Description:**

Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.

**Violations**

**Violation Date:** 09/05/2014  
**Violation Program:** HW  
**Citation:** 22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130  
**Violation Source:** CERS  
**Violation Division:** Los Angeles County Fire Department  
**Violation Notes:**

Returned to compliance on 09/30/2016. OBSERVATION: Generator failed to properly handle, manage, label, and/or recycle used oil and fuel filters. - No receipts available for spent fuel filters at the time of inspection. CORRECTIVE ACTION: Owner/Operator shall immediately comply with the Title 22 regulations with regards to the proper handling, management, labeling and recycling of used oil and fuel filters. Verify compliance with the CUPA within 30 days.

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Violation Description:**

Failure to properly handle, manage, label, and recycle used oil and fuel filters.

**Violations**

**Violation Date:** 09/05/2014  
**Violation Program:** HW  
**Citation:** 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)  
**Violation Source:** CERS  
**Violation Division:** Los Angeles County Fire Department  
**Violation Notes:**

Returned to compliance on 09/30/2016. OBSERVATION: Copies of hazardous waste disposal records for 2012, 2013 & 2014 were not found on site. Hazardous waste generators shall retain copies of all manifests signed off by the disposal facility and all receipts used in a consolidated manifesting procedure on site for three years and have them readily available for review. CORRECTIVE ACTION: Immediately locate a copy of all manifests and receipts for the last three years, maintain them on site, and submit copies to the CUPA by 10/05/2014.

**Violation Description:**

Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.

**Evaluations**

**Eval Date:** 01/07/2020  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** UST  
**Eval Source:** CERS  
**Eval Notes:**

Inspector Husband LAFD, on site this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by Alan Bliss. Monitoring system certification (was) conducted at this time. Monitoring certification was performed by (JOSE RODRIGUEZ WITH CAL MAINTENANCE.). Tester provided the following certifications: ICC: 9013849 EXP: 2/4/2021 Veeder-Root: A29851 EXP: 1/11/2020 VMI: 2571 exp: 8/14/2020 Other: The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Property Owner: Partnership LF Tank Owner/ [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 01/13/2015  
**Violations Found:** No  
**Eval General Type:** Other/Unknown  
**Eval Type:** Other, not routine, done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** UST  
**Eval Source:** CERS  
**Eval Notes:**

**Eval Date:** 01/30/2019  
**Violations Found:** No  
**Eval General Type:** Other/Unknown  
**Eval Type:** Other, not routine, done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** UST  
**Eval Source:** CERS  
**Eval Notes:**

CLEARED NOV; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 03/30/2017  
**Violations Found:** No  
**Eval General Type:** Other/Unknown

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Eval Type:** Other, not routine, done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** UST  
**Eval Source:** CERS  
**Eval Notes:**

Inspector Craig reviewed and attached the monitor certification performed 12-28-16. Field inspection performed in March as a makeup inspection.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 01/14/2019  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** UST  
**Eval Source:** CERS  
**Eval Notes:**

Inspector Husband LAFD, on site this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by Alan Bliss. Monitoring system certification (was) conducted at this time. Monitoring certification was performed by (JOSE RODRIGUEZ WITH CAL MAINTENANCE.). Tester provided the following certifications: ICC: 5254964 EXP: 3/18/2019 Veeder-Root: A29851 EXP: 1/11/2020 VMI: 2571 exp: 8/14/2020 Other: The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Property Owner: Partnership LF Tank Owner/ [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 03/23/2017  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** UST  
**Eval Source:** CERS  
**Eval Notes:**

Inspector Craig LAFD, on site this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by Jerry Arcos, manager Monitoring system certification was not conducted at this time. Monitoring certification was performed by California Maintenance and Environmental Sumps opened and veeder root print out by Michael McMurphy DO 8685953 12/17/18 Tester provided the following certifications: Jose Rodriguez ICC: 5254964 EXP: 7/24/2017 VR: #A29851 EXP: 1/11/2018 VMI: #2571 exp: 8/20/2018 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 11/23/2022  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

Paul Larktsond, Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 02/14/2022  
**Violations Found:** No  
**Eval General Type:** Other/Unknown  
**Eval Type:** Other, not routine, done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** UST  
**Eval Source:** CERS  
**Eval Notes:**

CLEARED NOV; Note: data in [EVAL Notes] field for some records is truncated from the source.

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Eval Date:** 01/07/2014  
**Violations Found:** No  
**Eval General Type:** Other/Unknown  
**Eval Type:** Other, not routine, done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** UST  
**Eval Source:** CERS  
**Eval Notes:**

**Eval Date:** 09/30/2016  
**Violations Found:** No  
**Eval General Type:** Other/Unknown  
**Eval Type:** Other, not routine, done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

**Eval Date:** 01/05/2016  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

PERMISSION TO INSPECT GRANTED BY EMAILED REPORT TO ALLEN GIMENEZ, agimenez@winalloil.com; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 08/27/2020  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

Paul Larkchong, Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 02/18/2020  
**Violations Found:** No  
**Eval General Type:** Other/Unknown  
**Eval Type:** Other, not routine, done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** UST  
**Eval Source:** CERS  
**Eval Notes:**

CLEARED NOV; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 01/13/2015  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

**Eval Date:** 09/05/2014

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

**Eval Date:** 07/03/2018  
**Violations Found:** No  
**Eval General Type:** Other/Unknown  
**Eval Type:** Other, not routine, done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

Follow up inspection conducted on site with manager. Violation corrected and NOV abated.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 01/13/2015  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** UST  
**Eval Source:** CERS  
**Eval Notes:**

**Eval Date:** 01/05/2016  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** UST  
**Eval Source:** CERS  
**Eval Notes:**

PERMISSION TO INSPECT GRANTED BY EMAILED REPORT TO ALLEN GIMENEZ, agimenez@winalloil.com; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 01/14/2019  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

"Consent to enter, inspect and take photographs was given by: Alan Bliss. The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. NOTE: The LAMC, Sections (L.A.M.C. SECTION 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA \*\*\*\* Annual submission of a Hazardous Materials Business Plan into CERS is required between January 1 and March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of that change. As a reminder, you must complete all the [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 01/03/2018  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** UST

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Eval Source:** CERS  
**Eval Notes:**

Inspector Husband LAFD, on site this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by JERARDO Monitoring system certification (was) conducted at this time. Monitoring certification was performed by (Jose Rodriguez of California Maintenance and Environmental). Tester provided the following certifications: ICC: 5254964 EXP: 3/18/2019 Veeder-Root: A29851 EXP: 1/11/2018 VMI: 2571 exp: 8/20/2018 Other: The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Property Owner: Partnership [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 09/27/2016  
**Violations Found:** No  
**Eval General Type:** Other/Unknown  
**Eval Type:** Other, not routine, done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

**Eval Date:** 05/17/2018  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

Gerardo Arcos, Assistant Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 01/07/2014  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** UST  
**Eval Source:** CERS  
**Eval Notes:**

**Eval Date:** 01/24/2023  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** UST  
**Eval Source:** CERS  
**Eval Notes:**

Inspector Husband LAFD, on site this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by Alan Bliss. Monitoring system certification (was) conducted at this time. Monitoring certification was performed by (JOSE RODRIGUEZ WITH CAL MAINTENANCE.). Tester provided the following certifications: ICC: 9013849 EXP: 01/15/2023 Veeder-Root: A29851 EXP: 1/8/2025 VMI: #2570 (install) Exp: 4/4/2024 & 2571 (test) 4/14/2024 Other: The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Property [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 01/03/2018  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** HMRRP



**Eval Source:** CERS  
**Eval Notes:**

Inspector Husband LAFD, on site this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by JERARDO Report emailed to: carolehaynes@social.rr.com, agimenez@winalloil.com; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 01/11/2022  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

"Consent to enter, inspect and take photographs was given by: Alan Bliss The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. NOTE: The LAMC, Sections (L.A.M.C. SECTION 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA \*\*\*\* Annual submission of a Hazardous Materials Business Plan into California Environmental Reporting System (CERS) is required between January 1 and March 1 of every year. Per L.A.M.C. 57.121.3.5, failure to submit the required hazardous material business plan (HMBP) information annually into CERS within [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 03/14/2017  
**Violations Found:** No  
**Eval General Type:** Other/Unknown  
**Eval Type:** Other, not routine, done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** UST  
**Eval Source:** CERS  
**Eval Notes:**

Research done regarding overdue monitor certification. Email sent to Pat Murphy regarding scheduling overdue MC.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 01/11/2022  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** UST  
**Eval Source:** CERS  
**Eval Notes:**

Inspector Husband LAFD, on site this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by Alan Bliss. Monitoring system certification (was) conducted at this time. Monitoring certification was performed by (JOSE RODRIGUEZ WITH CAL MAINTENANCE.). Tester provided the following certifications: ICC: 9013849 EXP: 01/15/2023 Veeder-Root: A29851 EXP: 1/07/2022 VMI: 2571 exp: 8/9/2022 Other: The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Property Owner: Partnership LF Tank Owner/ [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 03/14/2017  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** UST  
**Eval Source:** CERS  
**Eval Notes:**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Affiliations**

**Affil Type Desc:** UST Tank Operator  
**Entity Name:** WINALL OIL CO  
**Entity Title:**  
**Address:** 1338 E. 29th St.  
**City:** Signal Hill  
**State:** Ca  
**Country:** United States  
**Zip Code:** 90755  
**Phone:** (562) 988-8847

**Affil Type Desc:** Operator  
**Entity Name:** Winall Oil Co.  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:** (562) 988-8847

**Affil Type Desc:** Property Owner  
**Entity Name:** Venice Overland, LP  
**Entity Title:**  
**Address:** 16601 Santa Monica Blvd.  
**City:** Los Angeles  
**State:** CA  
**Country:** United States  
**Zip Code:** 90025  
**Phone:** (310) 914-5555

**Affil Type Desc:** Parent Corporation  
**Entity Name:** WINALL OIL CO #11 & 18  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Affil Type Desc:** Environmental Contact  
**Entity Name:** Carole Haynes, Economy Environmental  
**Entity Title:**  
**Address:** 16835 Algonquin St. #624  
**City:** Huntington Beach  
**State:** CA  
**Country:**  
**Zip Code:** 92649  
**Phone:**

**Affil Type Desc:** Legal Owner  
**Entity Name:** Winall Oil Co.  
**Entity Title:**  
**Address:** 1338 E 29TH ST  
**City:** Signal Hill  
**State:** CA  
**Country:** United States  
**Zip Code:** 90755  
**Phone:** (562) 988-8847

**Affil Type Desc:** Document Preparer  
**Entity Name:** Allen Gimenez  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
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*Zip Code:*  
*Phone:*

*Affil Type Desc:* UST Property Owner Name  
*Entity Name:* Venice Overland, LP  
*Entity Title:*  
*Address:* 16601 Santa Monica Blvd.  
*City:* Los Angeles  
*State:* CA  
*Country:* United States  
*Zip Code:* 90026  
*Phone:* (310) 914-5555

*Affil Type Desc:* Identification Signer  
*Entity Name:* ALLEN GIMENEZ  
*Entity Title:* President  
*Address:*  
*City:*  
*State:*  
*Country:*  
*Zip Code:*  
*Phone:*

*Affil Type Desc:* Facility Mailing Address  
*Entity Name:* Mailing Address  
*Entity Title:*  
*Address:* 1338 E. 29th St.  
*City:* Signal Hill  
*State:* CA  
*Country:*  
*Zip Code:* 90755  
*Phone:*

*Affil Type Desc:* UST Tank Owner  
*Entity Name:* WINALL OIL CO  
*Entity Title:*  
*Address:* 1338 E. 29th St.  
*City:* Signal Hill  
*State:* Ca  
*Country:* United States  
*Zip Code:* 90755  
*Phone:* (562) 988-8847

*Affil Type Desc:* CUPA District  
*Entity Name:* Los Angeles City Fire Department  
*Entity Title:*  
*Address:* 200 North Main Street, Room 1780  
*City:* Los Angeles  
*State:* CA  
*Country:*  
*Zip Code:* 90012  
*Phone:* (213) 978-3680

*Affil Type Desc:* UST Permit Applicant  
*Entity Name:* Allen Gimenez  
*Entity Title:* President  
*Address:*  
*City:*  
*State:*  
*Country:*  
*Zip Code:*  
*Phone:* (562) 988-8847

**Coordinates**

<i>Env Int Type Code:</i>	HWG	<i>Longitude:</i>	-118.406470
<i>Program ID:</i>	10468900	<i>Coord Name:</i>	
<i>Latitude:</i>	34.018550	<i>Ref Point Type Desc:</i>	Center of a facility or station.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">3</a>	12 of 20	W	0.00 / 0.00	83.23 / 0	WINALL OIL CO 10646 VENICE BLVD LOS ANGELES CA 90232	HAZMAT LA CITY

**Facility ID:** FA0010204  
**Last Run Date:** 6/1/2019  
**Source Name:** Active Hazardous Materials (HM) Inventory

<a href="#">3</a>	13 of 20	W	0.00 / 0.00	83.23 / 0	WINALL OIL CO. #18 10646 VENICE BLVD LOS ANGELES CA 90232	UST LA CITY
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**Facility ID:** FA0010204  
**Data Source:** Current UST Inventory; Historical Underground Storage Tank Inventory List (FA Number)

**Current UST Inventory**

**Current Status:** ACTIVE

**Historical UST Inventory**

**Facility Status:** Active

<a href="#">3</a>	14 of 20	W	0.00 / 0.00	83.23 / 0	WINALL (ARCO) 10646 VENICE BLVD. CULVER CITY CA	HIST TANK
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<b>Owner Name:</b>	WINALL OIL COMPANY	<b>No of Containers:</b>	18
<b>Owner Street:</b>	3978 CHERRY AVENUE	<b>County:</b>	LOS ANGELES
<b>Owner City:</b>	LONG BEACH	<b>Facility State:</b>	CA
<b>Owner State:</b>	CA	<b>Facility Zip:</b>	90232
<b>Owner Zip:</b>	90807		

<a href="#">3</a>	15 of 20	W	0.00 / 0.00	83.23 / 0	WINALL OIL #18 10646 VENICE BLVD CULVER CITY CA 90232	RCRA NON GEN
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**EPA Handler ID:** CAL000284190  
**Gen Status Universe:** No Report  
**Contact Name:** ALLEN GIMENEZ  
**Contact Address:** 1338 E. 29TH ST. , , SIGNAL HILL , CA, 90755 ,  
**Contact Phone No and Ext:** 562-988-8847  
**Contact Email:** AGIMENEZ@WINALLOIL.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20040708  
**Location Latitude:** 34.018596  
**Location Longitude:** -118.406624

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20040708  
**Handler Name:** WINALL OIL #18  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	1338 E. 29TH ST.
<b>Name:</b>	ALLEN GIMENEZ	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	SIGNAL HILL
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	562-988-8847	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90755

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	1338 E 29TH ST
<b>Name:</b>	WINALL OIL COMPANY	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	SIGNAL HILL
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	562-988-8847	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90755-1842

<a href="#">3</a>	16 of 20	W	0.00 / 0.00	83.23 / 0	WINALL OIL CO #18 10646 W VENICE BLVD CULVER CITY CA 90232	CUPA LA COUNTY
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**Facility ID:** FA0038117  
**CERS ID:** 10468900

**Active Facility Details**

**PE:** 1001

<a href="#">3</a>	17 of 20	W	0.00 / 0.00	83.23 / 0	WINALL OIL CO #0018 10646 VENICE BLVD LOS ANGELES CA	UST SWEEPS
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<b>C C:</b>	A19-000-12108	<b>D Filename:</b>	SITE04A
<b>BOE:</b>	44-009625	<b>Page No:</b>	418
<b>Comp:</b>	12108	<b>County:</b>	LOS ANGELES
<b>Status:</b>	ACTIVE	<b>State :</b>	CA
<b>No of Tanks:</b>	5	<b>Zip:</b>	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Jurisdct:</b>	LOS ANGELES COUNTY			<b>Latitude:</b>	0	
<b>Agency:</b>	WASTE MANAGEMENT DEPARTMENT			<b>Longitude:</b>	0	
<b>Phone:</b>				<b>Georesult:</b>	N	
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000001			<b>S Contain:</b>		
<b>O Tank ID:</b>				<b>Stg:</b>	W	
<b>SWRCB No:</b>	19-000-012108-000001			<b>Storage :</b>		
<b>Removed:</b>				<b>Storag Type:</b>	WASTE	
<b>Installed:</b>				<b>P Contain:</b>		
<b>A Date:</b>	06-30-89			<b>Content:</b>		
<b>Capac:</b>				<b>ONA:</b>		
<b>Tank Use:</b>	UNKNOWN			<b>D File Name:</b>	TANK4A	
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000002			<b>S Contain:</b>		
<b>O Tank ID:</b>				<b>Stg:</b>	W	
<b>SWRCB No:</b>	19-000-012108-000002			<b>Storage :</b>		
<b>Removed:</b>				<b>Storag Type:</b>	WASTE	
<b>Installed:</b>				<b>P Contain:</b>		
<b>A Date:</b>	06-30-89			<b>Content:</b>		
<b>Capac:</b>				<b>ONA:</b>		
<b>Tank Use:</b>	UNKNOWN			<b>D File Name:</b>	TANK4A	
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000004			<b>S Contain:</b>		
<b>O Tank ID:</b>				<b>Stg:</b>	W	
<b>SWRCB No:</b>	19-000-012108-000004			<b>Storage :</b>		
<b>Removed:</b>				<b>Storag Type:</b>	WASTE	
<b>Installed:</b>				<b>P Contain:</b>		
<b>A Date:</b>	06-30-89			<b>Content:</b>		
<b>Capac:</b>				<b>ONA:</b>		
<b>Tank Use:</b>	UNKNOWN			<b>D File Name:</b>	TANK4A	
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000005			<b>S Contain:</b>		
<b>O Tank ID:</b>				<b>Stg:</b>	W	
<b>SWRCB No:</b>	19-000-012108-000005			<b>Storage :</b>		
<b>Removed:</b>				<b>Storag Type:</b>	WASTE	
<b>Installed:</b>				<b>P Contain:</b>		
<b>A Date:</b>	06-30-89			<b>Content:</b>		
<b>Capac:</b>				<b>ONA:</b>		
<b>Tank Use:</b>	UNKNOWN			<b>D File Name:</b>	TANK4A	
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000003			<b>S Contain:</b>		
<b>O Tank ID:</b>				<b>Stg:</b>	W	
<b>SWRCB No:</b>	19-000-012108-000003			<b>Storage :</b>		
<b>Removed:</b>				<b>Storag Type:</b>	WASTE	
<b>Installed:</b>				<b>P Contain:</b>		
<b>A Date:</b>	06-30-89			<b>Content:</b>		
<b>Capac:</b>				<b>ONA:</b>		
<b>Tank Use:</b>	UNKNOWN			<b>D File Name:</b>	TANK4A	

**3**      18 of 20      **W**      0.00 / 0.00      83.23 / 0      **WINALL ARCO STATION**  
**10646 VENICE BLVD**  
**CULVER CITY CA**      **UST SWEEPS**



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
C C:	A19-050-922				D Filename:	SITE08A
BOE:	44-011482				Page No:	15
Comp:	922				County:	LOS ANGELES
Status:	ACTIVE				State :	CA
No of Tanks:	18				Zip:	90232
Jurisdic:	CITY OF LOS ANGELES				Latitude:	34.016223
Agency:	FIRE DEPARTMENT				Longitude:	-118.410948
Phone:					Georesult:	S5HPNTSCZA

**Tank Details**

Tank ID:	000018	S Contain:	
O Tank ID:		Stg:	P
SWRCB No:	19-050-000922-000018	Storage :	
Removed:		Storag Type:	PRODUCT
Installed:		P Contain:	
A Date:	04-20-88	Content:	REG UNLEADED
Capac:	20000	ONA:	
Tank Use:	M.V. FUEL	D File Name:	TANK8A

**Tank Details**

Tank ID:	000009	S Contain:	
O Tank ID:		Stg:	P
SWRCB No:	19-050-000922-000009	Storage :	
Removed:		Storag Type:	PRODUCT
Installed:		P Contain:	
A Date:	04-20-88	Content:	REG UNLEADED
Capac:	20000	ONA:	
Tank Use:	M.V. FUEL	D File Name:	TANK8A

**Tank Details**

Tank ID:	000017	S Contain:	
O Tank ID:		Stg:	P
SWRCB No:	19-050-000922-000017	Storage :	
Removed:		Storag Type:	PRODUCT
Installed:		P Contain:	
A Date:	04-20-88	Content:	REG UNLEADED
Capac:	10000	ONA:	
Tank Use:	M.V. FUEL	D File Name:	TANK8A

**Tank Details**

Tank ID:	000004	S Contain:	
O Tank ID:		Stg:	P
SWRCB No:	19-050-000922-000004	Storage :	
Removed:		Storag Type:	PRODUCT
Installed:		P Contain:	
A Date:	04-20-88	Content:	REG UNLEADED
Capac:	12000	ONA:	
Tank Use:	M.V. FUEL	D File Name:	TANK8A

**Tank Details**

Tank ID:	000010	S Contain:	
O Tank ID:		Stg:	P
SWRCB No:	19-050-000922-000010	Storage :	
Removed:		Storag Type:	PRODUCT
Installed:		P Contain:	
A Date:	04-20-88	Content:	DIESEL
Capac:	1000	ONA:	

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Tank Use:</b>	M.V. FUEL				<b>D File Name:</b> TANK8A	
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000006				<b>S Contain:</b>	
<b>O Tank ID:</b>					<b>Stg:</b>	P
<b>SWRCB No:</b>	19-050-000922-000006				<b>Storage :</b>	
<b>Removed:</b>					<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>					<b>P Contain:</b>	
<b>A Date:</b>	04-20-88				<b>Content:</b>	REG UNLEADED
<b>Capac:</b>	20000				<b>ONA:</b>	
<b>Tank Use:</b>	M.V. FUEL				<b>D File Name:</b>	TANK8A
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000007				<b>S Contain:</b>	
<b>O Tank ID:</b>					<b>Stg:</b>	P
<b>SWRCB No:</b>	19-050-000922-000007				<b>Storage :</b>	
<b>Removed:</b>					<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>					<b>P Contain:</b>	
<b>A Date:</b>	04-20-88				<b>Content:</b>	REG UNLEADED
<b>Capac:</b>	20000				<b>ONA:</b>	
<b>Tank Use:</b>	M.V. FUEL				<b>D File Name:</b>	TANK8A
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000013				<b>S Contain:</b>	
<b>O Tank ID:</b>					<b>Stg:</b>	P
<b>SWRCB No:</b>	19-050-000922-000013				<b>Storage :</b>	
<b>Removed:</b>					<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>					<b>P Contain:</b>	
<b>A Date:</b>	04-20-88				<b>Content:</b>	REG UNLEADED
<b>Capac:</b>	20000				<b>ONA:</b>	
<b>Tank Use:</b>	M.V. FUEL				<b>D File Name:</b>	TANK8A
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000015				<b>S Contain:</b>	
<b>O Tank ID:</b>					<b>Stg:</b>	P
<b>SWRCB No:</b>	19-050-000922-000015				<b>Storage :</b>	
<b>Removed:</b>					<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>					<b>P Contain:</b>	
<b>A Date:</b>	04-20-88				<b>Content:</b>	REG UNLEADED
<b>Capac:</b>	10000				<b>ONA:</b>	
<b>Tank Use:</b>	M.V. FUEL				<b>D File Name:</b>	TANK8A
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000002				<b>S Contain:</b>	
<b>O Tank ID:</b>					<b>Stg:</b>	P
<b>SWRCB No:</b>	19-050-000922-000002				<b>Storage :</b>	
<b>Removed:</b>					<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>					<b>P Contain:</b>	
<b>A Date:</b>	04-20-88				<b>Content:</b>	REG UNLEADED
<b>Capac:</b>	12000				<b>ONA:</b>	
<b>Tank Use:</b>	M.V. FUEL				<b>D File Name:</b>	TANK8A
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000003				<b>S Contain:</b>	
<b>O Tank ID:</b>					<b>Stg:</b>	P
<b>SWRCB No:</b>	19-050-000922-000003				<b>Storage :</b>	

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Removed:</b>					<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>					<b>P Contain:</b>	
<b>A Date:</b>	04-20-88				<b>Content:</b>	REG UNLEADED
<b>Capac:</b>	12000				<b>ONA:</b>	
<b>Tank Use:</b>	M.V. FUEL				<b>D File Name:</b>	TANK8A
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000005				<b>S Contain:</b>	
<b>O Tank ID:</b>					<b>Stg:</b>	P
<b>SWRCB No:</b>	19-050-000922-000005				<b>Storage :</b>	
<b>Removed:</b>					<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>					<b>P Contain:</b>	
<b>A Date:</b>	04-20-88				<b>Content:</b>	REG UNLEADED
<b>Capac:</b>	12000				<b>ONA:</b>	
<b>Tank Use:</b>	M.V. FUEL				<b>D File Name:</b>	TANK8A
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000014				<b>S Contain:</b>	
<b>O Tank ID:</b>					<b>Stg:</b>	P
<b>SWRCB No:</b>	19-050-000922-000014				<b>Storage :</b>	
<b>Removed:</b>					<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>					<b>P Contain:</b>	
<b>A Date:</b>	04-20-88				<b>Content:</b>	REG UNLEADED
<b>Capac:</b>	20000				<b>ONA:</b>	
<b>Tank Use:</b>	M.V. FUEL				<b>D File Name:</b>	TANK8A
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000011				<b>S Contain:</b>	
<b>O Tank ID:</b>					<b>Stg:</b>	P
<b>SWRCB No:</b>	19-050-000922-000011				<b>Storage :</b>	
<b>Removed:</b>					<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>					<b>P Contain:</b>	
<b>A Date:</b>	04-20-88				<b>Content:</b>	REG UNLEADED
<b>Capac:</b>	20000				<b>ONA:</b>	
<b>Tank Use:</b>	M.V. FUEL				<b>D File Name:</b>	TANK8A
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000001				<b>S Contain:</b>	
<b>O Tank ID:</b>					<b>Stg:</b>	P
<b>SWRCB No:</b>	19-050-000922-000001				<b>Storage :</b>	
<b>Removed:</b>					<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>					<b>P Contain:</b>	
<b>A Date:</b>	04-20-88				<b>Content:</b>	REG UNLEADED
<b>Capac:</b>	12000				<b>ONA:</b>	
<b>Tank Use:</b>	M.V. FUEL				<b>D File Name:</b>	TANK8A
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000008				<b>S Contain:</b>	
<b>O Tank ID:</b>					<b>Stg:</b>	P
<b>SWRCB No:</b>	19-050-000922-000008				<b>Storage :</b>	
<b>Removed:</b>					<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>					<b>P Contain:</b>	
<b>A Date:</b>	04-20-88				<b>Content:</b>	REG UNLEADED
<b>Capac:</b>	20000				<b>ONA:</b>	
<b>Tank Use:</b>	M.V. FUEL				<b>D File Name:</b>	TANK8A
<b><u>Tank Details</u></b>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Tank ID:** 000012  
**O Tank ID:**  
**SWRCB No:** 19-050-000922-000012  
**Removed:**  
**Installed:**  
**A Date:** 04-20-88  
**Capac:** 20000  
**Tank Use:** M.V. FUEL  
**S Contain:**  
**Stg:** P  
**Storage :**  
**Storag Type:** PRODUCT  
**P Contain:**  
**Content:** REG UNLEADED  
**ONA:**  
**D File Name:** TANK8A

**Tank Details**

**Tank ID:** 000016  
**O Tank ID:**  
**SWRCB No:** 19-050-000922-000016  
**Removed:**  
**Installed:**  
**A Date:** 04-20-88  
**Capac:** 10000  
**Tank Use:** M.V. FUEL  
**S Contain:**  
**Stg:** P  
**Storage :**  
**Storag Type:** PRODUCT  
**P Contain:**  
**Content:** REG UNLEADED  
**ONA:**  
**D File Name:** TANK8A

3      19 of 20      W      0.00 / 0.00      83.23 / 0      **Economy Environmental Inc**  
 10646 Venice Blvd  
 LOS ANGELES CA 90232      **HAZ GEN**

**Epa ID:** CAC002559840      **Facility County:** 19  
**Address 2:**      **County:** Los Angeles  
**Details DTSC HWTS:** The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System:  
<https://hwts.dtsc.ca.gov/search>  
**Handler Profile URL:** <https://hwts.dtsc.ca.gov/facility/CAC002559840>

3      20 of 20      W      0.00 / 0.00      83.23 / 0      **WINALL OIL #18**  
 10646 VENICE BLVD  
 CULVER CITY CA 90232      **HAZ GEN**

**Epa ID:** CAL000284190      **Facility County:** 19  
**Address 2:**      **County:** Los Angeles  
**Details DTSC HWTS:** The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System:  
<https://hwts.dtsc.ca.gov/search>  
**Handler Profile URL:** <https://hwts.dtsc.ca.gov/facility/CAL000284190>

4      1 of 10      NE      0.00 / 0.00      83.89 / 0      **E AND J FOREIGN CARS**  
 10602 VENICE BLVD  
 CULVER CITY CA 902323309      **HAZNET**

**SIC Code:**      **Mailing City:** CULVER CITY  
**NAICS Code:**      **Mailing State:** CA  
**EPA ID:** CAL000070987      **Mailing Zip:** 902323309  
**Create Date:** 7/30/1993      **Region Code:** 3  
**Fac Act Ind:** No      **Owner Name:** ED REITSHTIN  
**Inact Date:** 6/30/2002      **Owner Addr 1:** 10602 VENICE BLVD  
**County Code:** 19      **Owner Addr 2:**  
**County Name:** Los Angeles      **Owner City:** CULVER CITY  
**Mail Name:**      **Owner State:** CA  
**Mailing Addr 1:** 10602 VENICE BLVD      **Owner Zip:** 902323309  
**Mailing Addr 2:**      **Owner Phone:** 3102870888  
**Owner Fax:**  
**Details DTSC HWTS:** The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System:  
<https://hwts.dtsc.ca.gov/search>  
**DTSC Handler Profile url:** <https://hwts.dtsc.ca.gov/facility/CAL000070987>

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">4</a>	2 of 10	NE	0.00 / 0.00	83.89 / 0	E&J FOREIGN CARS 10602 VENICE BLVD CULVER CITY CA 902323309	HAZNET

**SIC Code:** 7538  
**NAICS Code:** 811111  
**EPA ID:** CAL000343487  
**Create Date:** 5/28/2009  
**Fac Act Ind:** Yes  
**Inact Date:**  
**County Code:** 19  
**County Name:** Los Angeles  
**Mail Name:**  
**Mailing Addr 1:** 10602 VENICE BLVD  
**Mailing Addr 2:**  
**Owner Fax:** 3102870889  
**Details DTSC HWTS:** The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System:  
<https://hwts.dtsc.ca.gov/search>  
**DTSC Handler Profile url:** <https://hwts.dtsc.ca.gov/facility/CAL000343487>

<a href="#">4</a>	3 of 10	NE	0.00 / 0.00	83.89 / 0	PARADES AUTO REPAIR 10602 W VENICE BLVD UN B CULVER CITY CA 90232	FINDS/FRS
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**Registry ID:** 110066295949  
**FIPS Code:**  
**HUC Code:** 18070104  
**Site Type Name:** STATIONARY  
**Location Description:**  
**Supplemental Location:**  
**Create Date:** 14-OCT-15  
**Update Date:**  
**Interest Types:** STATE MASTER  
**SIC Codes:**  
**SIC Code Descriptions:**  
**NAICS Codes:**  
**NAICS Code Descriptions:**  
**Conveyor:** FRS-GEOCODE  
**Federal Facility Code:**  
**Federal Agency Name:**  
**Tribal Land Code:**  
**Tribal Land Name:**  
**Congressional Dist No:** 33  
**Census Block Code:** 060372699031009  
**EPA Region Code:** 09  
**County Name:** LOS ANGELES  
**US/Mexico Border Ind:**  
**Latitude:** 34.01891  
**Longitude:** -118.40583  
**Reference Point:** CENTER OF A FACILITY OR STATION  
**Coord Collection Method:** ADDRESS MATCHING-HOUSE NUMBER  
**Accuracy Value:** 30  
**Datum:** NAD83  
**Source:**  
**Facility Detail Rprt URL:** [https://ofmpub.epa.gov/frs\\_public2/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110066295949](https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110066295949)  
**Data Source:** Facility Registry Service - Single File  
**Program Acronyms:**

<a href="#">4</a>	4 of 10	NE	0.00 / 0.00	83.89 / 0	PARADES AUTO REPAIR 10602 W VENICE BLVD UN B CULVER CITY CA 90232	HAZMAT LA CITY
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Facility ID:** FA0019028  
**Last Run Date:** 6/1/2019  
**Source Name:** In-Active Hazardous Materials (HM) Inventory

<a href="#">4</a>	5 of 10	NE	0.00 / 0.00	83.89 / 0	E & J FOREIGN CARS 10602 VENICE BLVD CULVER CITY CA 90230	CUPA LA COUNTY
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**Facility ID:** FA0027703  
**CERS ID:** 10299433

**Active Facility Details**

**PE:** 1001

<a href="#">4</a>	6 of 10	NE	0.00 / 0.00	83.89 / 0	PARADES AUTO REPAIR 10602 VENICE BLVD B CULVER CITY CA 90232	CUPA LA COUNTY
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**Facility ID:** FA0040218  
**CERS ID:** 0

**Inactive Facility Details**

**PE:** 1001

<a href="#">4</a>	7 of 10	NE	0.00 / 0.00	83.89 / 0	BROGLEN HOTEL CORP DBA PAREDES AUTO REPAIR 10602 VENICE BLVD STE B CULVER CITY CA 902323309	HAZ GEN
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**Epa ID:** CAL000365170      **Facility County:** 19  
**Address 2:**      **County:** Los Angeles  
**Details DTSC HWTS:** The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System:  
<https://hwts.dtsc.ca.gov/search>  
**Handler Profile URL:** <https://hwts.dtsc.ca.gov/facility/CAL000365170>

<a href="#">4</a>	8 of 10	NE	0.00 / 0.00	83.89 / 0	E & J FOREIGN CARS 10602 VENICE BLVD CULVER CITY CA 90232	RCRA NON GEN
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**EPA Handler ID:** CAL000343487  
**Gen Status Universe:** No Report  
**Contact Name:** JUAN DE MARCOS  
**Contact Address:** 10602 , VENICE BLVD , , CULVER CITY , CA, 90232 , US  
**Contact Phone No and Ext:** 310-287-0888  
**Contact Email:** JUAN10602EJ@GMAIL.COM  
**Contact Country:** US  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:** Other  
**Receive Date:** 20221024  
**Location Latitude:** 34.019198  
**Location Longitude:** -118.405906

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20221024  
**Handler Name:** E & J FOREIGN CARS  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	10602
<b>Type:</b>	Other	<b>Street 1:</b>	VENICE BLVD
<b>Name:</b>	JUAN DE MARCOS	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	CULVER CITY
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-287-0888	<b>Country:</b>	US
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90232

<a href="#">4</a>	9 of 10	NE	0.00 / 0.00	83.89 / 0	E & J FOREIGN CARS 10602 VENICE BLVD CULVER CITY CA 90232	CERS HAZ
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**Site ID:** 617450  
**Latitude:** 34.018909  
**Longitude:** -118.405830

**Regulated Programs**

**EI ID:** 10912267      **EI Description:** Hazardous Waste Generator

**Violations**

**Violation Date:** 11/06/2019      **Violation Source:** CERS  
**Violation Program:** HW      **Violation Division:** Los Angeles County Fire Department  
**Citation:** 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)  
**Violation Notes:**

Returned to compliance on 11/06/2019. OBSERVATION: Waste oil drums observed without a hazardous waste label. Provided waste label at time of inspection, and owner/operator affixed label with all required elements. CORRECTIVE ACTION: Ensure hazardous waste containers are maintained properly labeled.

**Violation Description:**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

**Violations**

**Violation Date:** 10/19/2022  
**Violation Program:** HW  
**Citation:** HSC 6.11 25404(e)(4) - California Health and Safety Code, Chapter 6.11, Section(s) 25404(e)(4)  
**Violation Notes:**

**Violation Source:** CERS  
**Violation Division:** Los Angeles County Fire Department

Returned to compliance on 11/18/2022. OBSERVATION: Owner/Operator failed to report program data electronically into CERS, or reported information incorrectly. CORRECTIVE ACTION: Complete all required reporting into CERS.

**Violation Description:**

Failure to report, and report accurately, program data (such as hazardous waste generation activities) electronically.

**Violations**

**Violation Date:** 03/22/2016  
**Violation Program:** HW  
**Citation:** 22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130  
**Violation Notes:**

**Violation Source:** CERS  
**Violation Division:** Los Angeles County Fire Department

Returned to compliance on 03/30/2016. OBSERVATION: Generator failed to properly handle, manage, label, and/or recycle used oil and fuel filters. Observed 1(55 G) drained used oil filters. CORRECTIVE ACTION: Owner/Operator shall immediately comply with the Title 22 regulations with regards to the proper handling, management, labeling and recycling of used oil and fuel filters. Verify compliance with the CUPA within 30 days.

**Violation Description:**

Failure to properly handle, manage, label, and recycle used oil and fuel filters.

**Violations**

**Violation Date:** 11/06/2019  
**Violation Program:** HW  
**Citation:** 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12  
**Violation Notes:**

**Violation Source:** CERS  
**Violation Division:** Los Angeles County Fire Department

Returned to compliance on 11/06/2019. OBSERVATION: The generator's EPA ID number is inactive. A hazardous waste generator shall not treat, store, dispose of, transport or offer for transportation, hazardous waste without an active EPA ID number. Application provided and filled out on site. CORRECTIVE ACTION: Submit documentation to the CUPA demonstrating that you have reactivated the facility's EPA ID number.

**Violation Description:**

Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.

**Violations**

**Violation Date:** 10/19/2022  
**Violation Program:** HW  
**Citation:** 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)  
**Violation Notes:**

**Violation Source:** CERS  
**Violation Division:** Los Angeles County Fire Department

Returned to compliance on 10/19/2022. OBSERVATION: 2x 55 gallon drum of waste oil and 1 x 55 gallon drum of used oil filters located in the rear hazardous waste storage area were observed without a hazardous waste label. CORRECTIVE ACTION: Submit a photo to the CUPA demonstrating that the container listed above has been properly labeled. Violation corrected on site.

**Violation Description:**

Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

**Evaluations**

**Eval Date:** 10/19/2022  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

Juan De Marcos, Owner; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 02/01/2016  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

Juan De Marcos; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 11/06/2019  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

Juan De Marcos, Owner; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 03/30/2016  
**Violations Found:** No  
**Eval General Type:** Other/Unknown  
**Eval Type:** Other, not routine, done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

**Eval Date:** 12/02/2022  
**Violations Found:** No  
**Eval General Type:** Other/Unknown  
**Eval Type:** Other, not routine, done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

**Eval Date:** 03/22/2016  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
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Juan de Marcos; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Affiliations**

**Affil Type Desc:** Identification Signer  
**Entity Name:** JUAN DE MARCOS  
**Entity Title:** OWNER/OPERATOR  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Affil Type Desc:** Parent Corporation  
**Entity Name:** E & J FOREIGN CARS  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Affil Type Desc:** CUPA District  
**Entity Name:** Los Angeles County Fire  
**Entity Title:**  
**Address:** 5825 Rickenbacker Road  
**City:** Commerce  
**State:** CA  
**Country:**  
**Zip Code:** 90040-3027  
**Phone:** (323) 890-4000

**Affil Type Desc:** Operator  
**Entity Name:** JUAN DE MARCOS  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:** (310) 779-6502

**Affil Type Desc:** Environmental Contact  
**Entity Name:** JUAN DE MARCOS  
**Entity Title:**  
**Address:** 10602 VENICE BLVD  
**City:** CULVER CITY  
**State:** CA  
**Country:**  
**Zip Code:** 90232  
**Phone:**

**Affil Type Desc:** Facility Mailing Address  
**Entity Name:** Mailing Address  
**Entity Title:**  
**Address:** 10602 VENICE BLVD  
**City:** CULVER CITY  
**State:** CA  
**Country:**  
**Zip Code:** 90232  
**Phone:**

**Affil Type Desc:** Legal Owner  
**Entity Name:** JUAN DE MARCOS  
**Entity Title:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Address:</b>		10602 VENICE BLVD				
<b>City:</b>		CULVER CITY				
<b>State:</b>		CA				
<b>Country:</b>		United States				
<b>Zip Code:</b>		90232				
<b>Phone:</b>		(310) 287-0888				
<b>Affil Type Desc:</b>		Document Preparer				
<b>Entity Name:</b>		JUAN DE MARCOS				
<b>Entity Title:</b>						
<b>Address:</b>						
<b>City:</b>						
<b>State:</b>						
<b>Country:</b>						
<b>Zip Code:</b>						
<b>Phone:</b>						
<b>Coordinates</b>						
<b>Env Int Type Code:</b>	HWG			<b>Longitude:</b>	-118.405900	
<b>Program ID:</b>	10912267			<b>Coord Name:</b>		
<b>Latitude:</b>	34.018970			<b>Ref Point Type Desc:</b>	Center of a facility or station.	
<u>4</u>	10 of 10	NE	0.00 / 0.00	83.89 / 0	E & J FOREIGN CARS 10602 VENICE BLVD CULVER CITY CA 90232	FINDS/FRS
<b>Registry ID:</b>		110071393829				
<b>FIPS Code:</b>		06037				
<b>HUC Code:</b>						
<b>Site Type Name:</b>		STATIONARY				
<b>Location Description:</b>						
<b>Supplemental Location:</b>						
<b>Create Date:</b>		03-MAR-23				
<b>Update Date:</b>						
<b>Interest Types:</b>		UNSPECIFIED UNIVERSE				
<b>SIC Codes:</b>						
<b>SIC Code Descriptions:</b>						
<b>NAICS Codes:</b>		811111				
<b>NAICS Code Descriptions:</b>		GENERAL AUTOMOTIVE REPAIR.				
<b>Conveyor:</b>						
<b>Federal Facility Code:</b>						
<b>Federal Agency Name:</b>						
<b>Tribal Land Code:</b>						
<b>Tribal Land Name:</b>						
<b>Congressional Dist No:</b>						
<b>Census Block Code:</b>						
<b>EPA Region Code:</b>		09				
<b>County Name:</b>		LOS ANGELES				
<b>US/Mexico Border Ind:</b>						
<b>Latitude:</b>						
<b>Longitude:</b>						
<b>Reference Point:</b>						
<b>Coord Collection Method:</b>						
<b>Accuracy Value:</b>						
<b>Datum:</b>		NAD83				
<b>Source:</b>						
<b>Facility Detail Rprt URL:</b>		<a href="https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110071393829">https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110071393829</a>				
<b>Data Source:</b>		Facility Registry Service - Single File				
<b>Program Acronyms:</b>						
<u>5</u>	1 of 1	NNW	0.01 / 38.30	83.90 / 0	G & R RENT A CAR 10620 VENICE BLVD CULVER CITY CA 90232	HAZNET

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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<b>SIC Code:</b>	7514	<b>Mailing City:</b>	CULVER CITY	
<b>NAICS Code:</b>	532111	<b>Mailing State:</b>	CA	
<b>EPA ID:</b>	CAL000249219	<b>Mailing Zip:</b>	902320000	
<b>Create Date:</b>	4/3/2002 4:27:38 PM	<b>Region Code:</b>	3	
<b>Fac Act Ind:</b>	No	<b>Owner Name:</b>	GREG SMITH	
<b>Inact Date:</b>	2/10/2014	<b>Owner Addr 1:</b>	10620 VENICE BLVD	
<b>County Code:</b>	19	<b>Owner Addr 2:</b>		
<b>County Name:</b>	Los Angeles	<b>Owner City:</b>	CULVER CITY	
<b>Mail Name:</b>		<b>Owner State:</b>	CA	
<b>Mailing Addr 1:</b>	10620 VENICE BLVD	<b>Owner Zip:</b>	902320000	
<b>Mailing Addr 2:</b>		<b>Owner Phone:</b>	3104784208	
<b>Owner Fax:</b>	0000000000			
<b>Details DTSC HWTS:</b>	The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System: <a href="https://hwts.dtsc.ca.gov/search">https://hwts.dtsc.ca.gov/search</a>			
<b>DTSC Handler Profile url:</b>	<a href="https://hwts.dtsc.ca.gov/facility/CAL000249219">https://hwts.dtsc.ca.gov/facility/CAL000249219</a>			

<u>6</u>	1 of 8	SW	0.02 / 105.23	82.57 / -1	<b>GOODYEAR TIRE &amp; RUBBER</b> 10704 VENICE BLVD CULVER CITY CA 90232	LUST
<b>Global ID:</b>	T0603704756	<b>Census Tract:</b>	6037702801			
<b>Status Date:</b>	4/25/1996	<b>Match Key:</b>	T0603704756			
<b>Case Type:</b>	LUST CLEANUP SITE	<b>County:</b>	LOS ANGELES			
<b>Oil Field:</b>		<b>Latitude:</b>	34.01822			
<b>Oil Field Operator:</b>		<b>Longitude:</b>	-118.406982			
<b>Status:</b>	COMPLETED - CASE CLOSED	<b>RWQCB Region:</b>				

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail**

<b>CUF Case:</b>	NO
<b>Lead Agency:</b>	LOS ANGELES COUNTY
<b>Case Worker:</b>	JOA
<b>Local Agency:</b>	LOS ANGELES COUNTY
<b>RB Case No:</b>	R-07167
<b>Local Case No:</b>	
<b>File Location:</b>	
<b>Potential COC:</b>	Aviation
<b>Potential Media of Concern:</b>	Soil
<b>Begin Date:</b>	4/25/1996
<b>How Discovered:</b>	
<b>How Discovered Description:</b>	
<b>Stop Method:</b>	
<b>Stop Description:</b>	
<b>Calwater Watershed Name:</b>	Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)
<b>DWR GW Subbasin Name:</b>	Coastal Plain Of Los Angeles - Santa Monica (4-011.01)
<b>Disadvantaged Community:</b>	
<b>CalEnvScreen Score:</b>	
<b>Coordinate Source:</b>	Google Geocode
<b>Discharge Cause:</b>	
<b>Discharge Source:</b>	
<b>EPA Region:</b>	9
<b>Leak Reported Dt:</b>	1996-04-25 00:00:00
<b>Military DoD Site:</b>	No
<b>No Further Action Dt:</b>	1996-04-25 00:00:00
<b>Qty Rltd Gallons:</b>	
<b>Facility Project Sub Type:</b>	
<b>Calenviroscreen 3 Score:</b>	61-65%
<b>Calenviroscreen 4 Score:</b>	60-65%
<b>Site History:</b>	

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts**



<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**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 No:**

**Contact Type:** Local Agency Caseworker - Primary Caseworker  
**Contact Name:** JOHN AWUJO  
**Organization Name:** LOS ANGELES COUNTY  
**Address:** 900 S FREMONT AVE  
**City:** ALHAMBRA  
**Email:** jawujo@dpw.lacounty.gov  
**Phone No:** 6264583507

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History**

**Status:** Open - Case Begin Date  
**Status Date:** 4/25/1996

**Status:** Completed - Case Closed  
**Status Date:** 4/25/1996

**LUST Sites from GeoTracker Search - Regulatory Profile**

**Site Facility Name:** GOODYEAR TIRE & RUBBER  
**Site Facility Type:** LUST CLEANUP SITE  
**Cleanup Status:** COMPLETED - CASE CLOSED  
**Address:** 10704 VENICE BLVD  
**City:** CULVER CITY  
**Zip:** 90232  
**County:** LOS ANGELES  
**Report Link:** [https://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T0603704756](https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603704756)  
**Cleanup Status Detail:** COMPLETED - CASE CLOSED AS OF 4/25/1996  
**Project Status:**  
**Cleanup History Link:** [https://geotracker.waterboards.ca.gov/profile\\_report\\_include?global\\_id=T0603704756&tabname=regulatoryhistory](https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603704756&tabname=regulatoryhistory)  
**Potential COC:** AVIATION  
**Potential Media of Concern:** SOIL  
**File Location:**  
**User Defined Beneficial Use:**  
**Designated Beneficial Use:** MUN, AGR, IND, PROC  
**DWR GW Sub Basin:** Coastal Plain Of Los Angeles - Santa Monica (4-011.01)  
**Calwater Watershed Name:** Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)  
**Post Closure Site Management:**  
**Future Land Use:**  
**Cleanup Oversight Agencies:** LOS ANGELES COUNTY (LEAD)  
 CASEWORKER: JOHN AWUJO  
 LOS ANGELES RWQCB (REGION 4) - CASE #: R-07167  
 CASEWORKER: YUE RONG

**CUF Claim No:**  
**CUF Priority Assig:**  
**CUF Amount Paid:**  
**WDR Place Type:**  
**WDR File No:**  
**WDR Order No:**  
**Project Oversight Agencies:**  
**Facility Type:**  
**Composting Method:**  
**Grndwtr Monitoring Frequency:**  
**Designated Beneficial Use Desc:** Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply  
**Site History:**

No site history available

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**LUST Sites from GeoTracker Search - Cleanup Status History**

Status: Completed - Case Closed  
Date : 4/25/1996

Status: Open - Case Begin Date  
Date : 4/25/1996

**Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)**

Action Type: Leak Action  
Action: Leak Reported  
Action Date: 4/25/1996  
Received Issue Date:  
Doc Link:  
Title Description Comments:

<a href="#">6</a>	2 of 8	SW	0.02 / 105.23	82.57 / -1	10704 VENICE BLVD CULVER CITY CA 902323310	HMS LA
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Site No: 006931  
Area: 2M

**Detail Info**

Permit No: 000153628  
File No: 007167  
File Name: GOODYEAR TIRE & RUBBER CO  
Status: Equipment Removed  
Permit Type: Underground Storage Tank Operating Permit  
Permit Status: Equipment Removed  
Permit Category: Underground Storage Tank

**Detail Info**

Permit No: 000515045  
File No: 046977  
File Name: FAMIMA CORP  
Status: Permit Closed  
Permit Type: Operating Industrial Waste Permit - Local Sewer  
Permit Status: Permit Closed  
Permit Category: Industrial Waste Permit

**Detail Info**

Permit No: 000020149  
File No: 107167  
File Name: GOODYEAR AUTO SERVICE  
Status: Permit Closed  
Permit Type: Operating Industrial Waste Permit - Local Sewer  
Permit Status: Permit Closed  
Permit Category: Industrial Waste Permit

**Detail Info**

Permit No: 000995000  
File No: 070454  
File Name: DAVE'S HOT CHICKEN UNIT B  
Status: Equipment Permitted

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Permit Type:</b> <b>Permit Status:</b> <b>Permit Category:</b>		Operating Industrial Waste Permit - Local Sewer Equipment Permitted Industrial Waste Permit				
<b>Detail Info</b>						
<b>Permit No:</b> <b>File No:</b> <b>File Name:</b> <b>Status:</b> <b>Permit Type:</b> <b>Permit Status:</b> <b>Permit Category:</b>		000507371 046427 CALIFORNIA PIZZA KITCHEN ASAP Equipment Permitted Operating Industrial Waste Permit - Local Sewer Equipment Permitted Industrial Waste Permit				
<b>Detail Info</b>						
<b>Permit No:</b> <b>File No:</b> <b>File Name:</b> <b>Status:</b> <b>Permit Type:</b> <b>Permit Status:</b> <b>Permit Category:</b>		000804501 057450 SMASHBURGER UNIT B Permit Closed Operating Industrial Waste Permit - Local Sewer Permit Closed Industrial Waste Permit				
<u>6</u>	3 of 8	SW	0.02 / 105.23	82.57 / -1	GOODYEAR TIRE & RUBBER 10704 VENICE BLVD CULVER CITY CA 90232	FINDS/FRS
<b>Registry ID:</b> <b>FIPS Code:</b> <b>HUC Code:</b> <b>Site Type Name:</b> <b>Location Description:</b> <b>Supplemental Location:</b> <b>Create Date:</b> <b>Update Date:</b> <b>Interest Types:</b> <b>SIC Codes:</b> <b>SIC Code Descriptions:</b> <b>NAICS Codes:</b> <b>NAICS Code Descriptions:</b> <b>Conveyor:</b> <b>Federal Facility Code:</b> <b>Federal Agency Name:</b> <b>Tribal Land Code:</b> <b>Tribal Land Name:</b> <b>Congressional Dist No:</b> <b>Census Block Code:</b> <b>EPA Region Code:</b> <b>County Name:</b> <b>US/Mexico Border Ind:</b> <b>Latitude:</b> <b>Longitude:</b> <b>Reference Point:</b> <b>Coord Collection Method:</b> <b>Accuracy Value:</b> <b>Datum:</b> <b>Source:</b> <b>Facility Detail Rprt URL:</b> <b>Data Source:</b> <b>Program Acronyms:</b>		110065609522  18070104 STATIONARY  13-OCT-15  STATE MASTER   FRS-GEOCODE       33 060377028013000 09 LOS ANGELES  34.01822 -118.40698 CENTER OF A FACILITY OR STATION ADDRESS MATCHING-HOUSE NUMBER 30 NAD83  https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110065609522 Facility Registry Service - Single File				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>6</u>	4 of 8	SW	0.02 / 105.23	82.57 / -1	California Pizza Kitchen #312 10704 VENICE BLVD CULVER CITY CA 90232	CERS HAZ

**Site ID:** 447752  
**Latitude:** 34.018223  
**Longitude:** -118.406982

**Regulated Programs**

**EI ID:** 10758346      **EI Description:** Chemical Storage Facilities

**Evaluations**

**Eval Date:** 11/01/2022  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Culver City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Inspection by A.Domanski, consent by Luis Lopez. Reviewed HMBP, all elements up to date and no issues exist.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 12/13/2019  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Culver City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Inspection by A.Domanski, consent given by Luis Lopez. Verified amount of CO2.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Affiliations**

**Affil Type Desc:** Parent Corporation  
**Entity Name:** California Pizza Kitchen  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Affil Type Desc:** Facility Mailing Address  
**Entity Name:** Mailing Address  
**Entity Title:**  
**Address:** 10704 Venice Blvd  
**City:** Culver City  
**State:** CA  
**Country:**  
**Zip Code:** 90232  
**Phone:**

**Affil Type Desc:** Identification Signer  
**Entity Name:** Kendall Jones  
**Entity Title:** VP of Legal  
**Address:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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City:  
State:  
Country:  
Zip Code:  
Phone:

**Affil Type Desc:** Environmental Contact  
**Entity Name:** Kendall Jones  
**Entity Title:**  
**Address:** 10704 Venice Blvd  
**City:** Culver City  
**State:** CA  
**Country:**  
**Zip Code:** 90232  
**Phone:**

**Affil Type Desc:** Document Preparer  
**Entity Name:** KENDALL JONES  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Affil Type Desc:** Operator  
**Entity Name:** Luis Lopez  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:** (310) 287-2727

**Affil Type Desc:** Legal Owner  
**Entity Name:** California Pizza Kitchen  
**Entity Title:**  
**Address:** 575 Anton Blvd, Ste. 100  
**City:** Costa Mesa  
**State:** CA  
**Country:** United States  
**Zip Code:** 92626  
**Phone:** (310) 342-4677

**Affil Type Desc:** CUPA District  
**Entity Name:** Los Angeles County Fire  
**Entity Title:**  
**Address:** 5825 Rickenbacker Road  
**City:** Commerce  
**State:** CA  
**Country:**  
**Zip Code:** 90040-3027  
**Phone:** (323) 890-4000

**Coordinates**

<b>Env Int Type Code:</b> HMBP	<b>Longitude:</b> -118.406980
<b>Program ID:</b> 10758346	<b>Coord Name:</b>
<b>Latitude:</b> 34.018220	<b>Ref Point Type Desc:</b> Center of a facility or station.

<u>6</u>	5 of 8	SW	0.02 / 105.23	82.57 / -1	CALIFORNIA PIZZA KITCHEN #312 10704 VENICE BLVD CULVER CITY CA 90232	CUPA LA COUNTY
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**Facility ID:** FA0050516

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>CERS ID:</b>		10758346				
<b><u>Active Facility Details</u></b>						
<b>PE:</b>		7040				
<b><u>Inactive Facility Details</u></b>						
<b>PE:</b>		7040				
<a href="#">6</a>	6 of 8	SW	0.02 / 105.23	82.57 / -1	GOODYEAR CERTIFIED AUTO SVCE 10704 VENICE BLVD CULVER CITY CA 90230	CUPA LA COUNTY
<b>Facility ID:</b>		FA0027712				
<b>CERS ID:</b>		0				
<b><u>Inactive Facility Details</u></b>						
<b>PE:</b>		7040				
<b>PE:</b>		1002				
<a href="#">6</a>	7 of 8	SW	0.02 / 105.23	82.57 / -1	SAYEGH TIRE INC IV 10704 VENICE BLVD CULVER CITY CA 902323310	HAZ GEN
<b>Epa ID:</b>		CAL000065746			<b>Facility County:</b> 19	
<b>Address 2:</b>					<b>County:</b> Los Angeles	
<b>Details DTSC HWTS:</b>		The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System: <a href="https://hwts.dtsc.ca.gov/search">https://hwts.dtsc.ca.gov/search</a>				
<b>Handler Profile URL:</b>		<a href="https://hwts.dtsc.ca.gov/facility/CAL000065746">https://hwts.dtsc.ca.gov/facility/CAL000065746</a>				
<a href="#">6</a>	8 of 8	SW	0.02 / 105.23	82.57 / -1	CULVER CENTER PARTNERS 10704 VENICE BLVD CULVER CITY CA 902323310	HAZ GEN
<b>Epa ID:</b>		CAC002585295			<b>Facility County:</b> 19	
<b>Address 2:</b>					<b>County:</b> Los Angeles	
<b>Details DTSC HWTS:</b>		The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System: <a href="https://hwts.dtsc.ca.gov/search">https://hwts.dtsc.ca.gov/search</a>				
<b>Handler Profile URL:</b>		<a href="https://hwts.dtsc.ca.gov/facility/CAC002585295">https://hwts.dtsc.ca.gov/facility/CAC002585295</a>				
<a href="#">7</a>	1 of 1	WNW	0.02 / 120.31	84.22 / 1	10627 VENICE BLVD LOS ANGELES LOS ANGELES CA	UST LA CITY
<b>Facility ID:</b>						
<b>Data Source:</b>		Historical Underground Storage Tank Inventory List (Auto ID Number)				
<a href="#">8</a>	1 of 7	N	0.02 / 125.38	84.88 / 1	WEST LA IMPORTED CARS INC. 10603 VENICE BLVD LOS ANGELES CA 90034	RCRA SQG
<b>EPA Handler ID:</b>		CAD982410011				
<b>Gen Status Universe:</b>		Small Quantity Generator				
<b>Contact Name:</b>		ENVIRONMENTAL MANAGER				



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Contact Address:</b>		10603 VENICE BLVD , , LOS ANGELES , CA, 90034 , US				
<b>Contact Phone No and Ext:</b>		213-475-0501				
<b>Contact Email:</b>						
<b>Contact Country:</b>		US				
<b>County Name:</b>		LOS ANGELES				
<b>EPA Region:</b>		09				
<b>Land Type:</b>		Other				
<b>Receive Date:</b>		19880310				
<b>Location Latitude:</b>		34.019284				
<b>Location Longitude:</b>		-118.406257				

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 19880310  
**Handler Name:** WEST LA IMPORTED CARS INC.  
**Federal Waste Generator Code:** 2  
**Generator Code Description:** Small Quantity Generator  
**Source Type:** Notification

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>	
<b>Type:</b> Private	<b>Street 1:</b>	NOT REQUIRED
<b>Name:</b> ANDRE GREGOIRE	<b>Street 2:</b>	
<b>Date Became Current:</b>	<b>City:</b>	NOT REQUIRED
<b>Date Ended Current:</b>	<b>State:</b>	ME
<b>Phone:</b> 415-555-1212	<b>Country:</b>	
<b>Source Type:</b> Notification	<b>Zip Code:</b>	99999

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>	
<b>Type:</b> Private	<b>Street 1:</b>	NOT REQUIRED
<b>Name:</b> NOT REQUIRED	<b>Street 2:</b>	
<b>Date Became Current:</b>	<b>City:</b>	NOT REQUIRED
<b>Date Ended Current:</b>	<b>State:</b>	ME
<b>Phone:</b> 415-555-1212	<b>Country:</b>	
<b>Source Type:</b> Notification	<b>Zip Code:</b>	99999

<u>8</u>	2 of 7	N	0.02 / 125.38	84.88 / 1	WEST L.A. IMPORTED CARS INC 10603 VENICE BLVD	EMISSIONS
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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LOS ANGELES CA 90034

**1987 Criteria Data**

Facility ID:	54823	CERR Code:	
Facility SIC Code:	9999	TOGT:	1.1
CO:	19	ROGT:	1.0648
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	
CHAPIS:		PM10T:	

**1987 Toxic Data**

Facility ID:	54823	COID:	LA
Facility SIC Code:	9999	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

**1990 Criteria Data**

Facility ID:	54823	CERR Code:	
Facility SIC Code:	7538	TOGT:	1.1
CO:	19	ROGT:	1.0648
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	
CHAPIS:		PM10T:	

**1990 Toxic Data**

Facility ID:	54823	COID:	LA
Facility SIC Code:	7538	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

<u>8</u>	3 of 7	N	0.02 / 125.38	84.88 / 1	VENICE BRAKE CENTER INC 10603 W VENICE BLVD LOS ANGELES CA 90034	DELISTED HAZ
Siteid:	166076					
Latitude:	34.019260					
Longitude:	-118.406250					
Original Source:	CHAZ					
Record Date:	04-JAN-2018					

<u>8</u>	4 of 7	N	0.02 / 125.38	84.88 / 1	VENICE BRAKE CENTER 10603 W VENICE BLVD	HAZMAT LA-CITY
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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LOS ANGELES CA 90034

Facility ID: FA0030718  
 Last Run Date: 6/1/2019  
 Source Name: In-Active Hazardous Materials (HM) Inventory

<a href="#">8</a>	5 of 7	N	0.02 / 125.38	84.88 / 1	VENICE BRAKE CENTER 10603 W VENICE BLVD LOS ANGELES CA 90034	UST LA CITY
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Facility ID: FA0030718  
 Data Source: Current UST Inventory

Current UST Inventory

Current Status: INACTIVE

<a href="#">8</a>	6 of 7	N	0.02 / 125.38	84.88 / 1	BRAKE CENTERS 10603 VENICE BLVD LOS ANGELES CA 90034	CUPA LA COUNTY
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Facility ID: FA0027686  
 CERS ID: 10254400

Inactive Facility Details

PE: 1001

<a href="#">8</a>	7 of 7	N	0.02 / 125.38	84.88 / 1	WEST LA IMPORTED CARS INC 10603 VENICE BLVD LOS ANGELES CA	UST SWEEPS
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C C:	A19-050-4420	D Filename:	SITE08A
BOE:		Page No:	183
Comp:	4420	County:	LOS ANGELES
Status:	ACTIVE	State :	CA
No of Tanks:		Zip:	90034
Jurisdiction:	CITY OF LOS ANGELES	Latitude:	34.016988
Agency:	FIRE DEPARTMENT	Longitude:	-118.410837
Phone:		Georesult:	S5HPNTSCZA

<a href="#">9</a>	1 of 1	W	0.03 / 177.69	83.13 / 0	10701 VENICE BLVD LOS ANGELES LOS ANGELES CA	UST LA CITY
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Facility ID:  
 Data Source: Historical Underground Storage Tank Inventory List (Auto ID Number)

<a href="#">10</a>	1 of 1	W	0.04 / 231.54	82.88 / -1	STEVE ROTBLATT 10709 VENICE BLVD LOS ANGELES CA 90034	RCRA NON GEN
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EPA Handler ID: CAC003025317  
 Gen Status Universe: No Report  
 Contact Name: STEVE ROTBLATT  
 Contact Address: 10709 VENICE BLVD , , LOS ANGELES , CA, 90034 ,  
 Contact Phone No and Ext: 310-403-5202  
 Contact Email: JKMAPARTMENTS@GMAIL.COM  
 Contact Country:  
 County Name: LOS ANGELES

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
EPA Region:		09				
Land Type:						
Receive Date:		20190723				
Location Latitude:		34.018688				
Location Longitude:		-118.407329				

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20190723  
**Handler Name:** STEVE ROTBLATT  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 10709 VENICE BLVD
<b>Name:</b> STEVE ROTBLATT	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-403-5202	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90034

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 10709 VENICE BLVD
<b>Name:</b> STEVE ROTBLATT	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-403-5202	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90034

<a href="#">11</a>	1 of 2	NW	0.05 / 238.38	84.63 / 1	McDonald's #1276 10623 VENICE BLVD LOS ANGELES CA 90034	CERS HAZ
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**Site ID:** 359880  
**Latitude:** 34.019394  
**Longitude:** -118.406937

**Regulated Programs**

**El ID:** 10648195 **El Description:** Chemical Storage Facilities

**Violations**

**Violation Date:** 09/04/2020 **Violation Source:** CERS  
**Violation Program:** HMRRP **Violation Division:** Los Angeles City Fire Department  
**Citation:** HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple  
**Violation Notes:**

Returned to compliance on 10/04/2020. "Each permit issued pursuant to the provisions of this section shall be posted in a conspicuous place on the premises for which the same is issued.( LAMC 57.120.5.3 ). To request a duplicate copy or to resolve additional issues regarding your permit you can contact the LAFD CUPA Data Management Unit at (213) 978-3680 or email them at lafdcupa@lacity.org "

**Violation Description:**

Business Plan Program - Administration/Documentation - General

**Evaluations**

**Eval Date:** 09/04/2020  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Consent to enter, inspect and take photographs was given by: XXXXXXXXX The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. NOTE: The LAMC, Sections (L.A.M.C. SECTION 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA \*\*\*\* Annual submission of a Hazardous Materials Business Plan into California Environmental Reporting System (CERS) is required between January 1 and March 1 of every year. Per L.A.M. C. 57.121.3.5, failure to submit the required hazardous material business plan (HMBP) information annually into CERS [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 07/21/2023  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. NOTE: The LAMC, Sections (L.A.M.C. SECTION 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA \*\*\*\* Annual submission of a Hazardous Materials Business Plan into California Environmental Reporting System (CERS) is required between January 1 and March 1 of every year. Per L.A.M.C. 57.121.3.5, failure to submit the required hazardous material business plan (HMBP) information annually into CERS within the established reporting period, may result in a \$500.00 late [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Affiliations**

**Affil Type Desc:** Property Owner  
**Entity Name:** McDonald's Corporation  
**Entity Title:**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Address:</b>			3803 Kilroy Airport Way, Suite 200			
<b>City:</b>			Long Beach			
<b>State:</b>			CA			
<b>Country:</b>			United States			
<b>Zip Code:</b>			90809			
<b>Phone:</b>			(562) 753-2004			
<b>Affil Type Desc:</b>			Document Preparer			
<b>Entity Name:</b>			Diana M. Shinn			
<b>Entity Title:</b>						
<b>Address:</b>						
<b>City:</b>						
<b>State:</b>						
<b>Country:</b>						
<b>Zip Code:</b>						
<b>Phone:</b>						
<b>Affil Type Desc:</b>			Environmental Contact			
<b>Entity Name:</b>			Saad Sabbagh			
<b>Entity Title:</b>						
<b>Address:</b>			3800 Kilroy Airport Way, Suite 200			
<b>City:</b>			Long Beach			
<b>State:</b>			CA			
<b>Country:</b>						
<b>Zip Code:</b>			90806			
<b>Phone:</b>						
<b>Affil Type Desc:</b>			CUPA District			
<b>Entity Name:</b>			Los Angeles City Fire Department			
<b>Entity Title:</b>						
<b>Address:</b>			200 North Main Street, Room 1780			
<b>City:</b>			Los Angeles			
<b>State:</b>			CA			
<b>Country:</b>						
<b>Zip Code:</b>			90012			
<b>Phone:</b>			(213) 978-3680			
<b>Affil Type Desc:</b>			Identification Signer			
<b>Entity Name:</b>			Jackie Bunting			
<b>Entity Title:</b>			Operational Officer			
<b>Address:</b>						
<b>City:</b>						
<b>State:</b>						
<b>Country:</b>						
<b>Zip Code:</b>						
<b>Phone:</b>						
<b>Affil Type Desc:</b>			Facility Mailing Address			
<b>Entity Name:</b>			Mailing Address			
<b>Entity Title:</b>						
<b>Address:</b>			3800 Kilroy Airport Way, Suite 200			
<b>City:</b>			Long Beach			
<b>State:</b>			CA			
<b>Country:</b>						
<b>Zip Code:</b>			90806			
<b>Phone:</b>						
<b>Affil Type Desc:</b>			Legal Owner			
<b>Entity Name:</b>			McDonald's Restaurants of California			
<b>Entity Title:</b>						
<b>Address:</b>			3800 Kilroy Airport Way, Suite 200			
<b>City:</b>			Long Beach			
<b>State:</b>			CA			
<b>Country:</b>			United States			
<b>Zip Code:</b>			90806			
<b>Phone:</b>			(909) 286-0493			
<b>Affil Type Desc:</b>			Parent Corporation			
<b>Entity Name:</b>			McDonald's Restaurants of California Inc.			



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Entity Title:  
Address:  
City:  
State:  
Country:  
Zip Code:  
Phone:

Affil Type Desc: Operator  
Entity Name: McDonald's Restaurants of California  
Entity Title:  
Address:  
City:  
State:  
Country:  
Zip Code:  
Phone: (909) 286-0493

**Coordinates**

Env Int Type Code: HMBP  
Program ID: 10648195  
Latitude: 34.019390  
Longitude: -118.406940  
Coord Name:  
Ref Point Type Desc: Center of a facility or station.

<a href="#">11</a>	2 of2	NW	0.05 / 238.38	84.63 / 1	McDONALD'S #5760 10623 VENICE BLVD LOS ANGELES CA 90034	HAZMAT LA CITY
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Facility ID: FA0040100  
Last Run Date: 6/1/2019  
Source Name: Active Hazardous Materials (HM) Inventory

<a href="#">12</a>	1 of2	SSW	0.05 / 242.89	80.66 / -3	LA Fitness 3827 OVERLAND AVE CULVER CITY CA 90232	CERS HAZ
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Site ID: 128884  
Latitude: 34.018120  
Longitude: -118.406566

**Regulated Programs**

EI ID: 10460740  
EI Description: Chemical Storage Facilities

**Violations**

Violation Date: 05/28/2021  
Violation Program: HMRRP  
Citation: HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)  
Violation Source: CERS  
Violation Division: Culver City Fire Department  
Violation Notes:

Returned to compliance on 07/21/2021. OBSERVATION: The business failed to complete and electronically submit a site map with all required content. CORRECTIVE ACTION: Complete and electronically submit a site map with all required content. Site map needs to accurately show where hazardous materials are stored.

**Violation Description:**

Failure to complete and electronically submit a site map with all required content.

**Violations**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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<b>Violation Date:</b>	05/28/2021	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HMRRP	<b>Violation Division:</b>	Culver City Fire Department
<b>Citation:</b>	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2		
<b>Violation Notes:</b>			

Returned to compliance on 07/21/2021. OBSERVATION: The business failed to electronically submit and certify that the business plan is complete, accurate, and in compliance with EPCRA on or before the required due date. CORRECTIVE ACTION: Electronically submit and certify that the business plan is complete, accurate, and in compliance with EPCRA within 30 days. On an ongoing basis, electronically submit and certify the business plan annually on or before the required due date. CERS submittal overdue for 2021. Former environmental contact no longer works for company.

**Violation Description:**

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

**Evaluations**

<b>Eval Date:</b>	11/19/2018
<b>Violations Found:</b>	No
<b>Eval General Type:</b>	Compliance Evaluation Inspection
<b>Eval Type:</b>	Routine done by local agency
<b>Eval Division:</b>	Culver City Fire Department
<b>Eval Program:</b>	HMRRP
<b>Eval Source:</b>	CERS
<b>Eval Notes:</b>	

Inspected by: J.Luna Consent given by: Luis Garcia; Note: data in [EVAL Notes] field for some records is truncated from the source.

<b>Eval Date:</b>	05/28/2021
<b>Violations Found:</b>	Yes
<b>Eval General Type:</b>	Compliance Evaluation Inspection
<b>Eval Type:</b>	Routine done by local agency
<b>Eval Division:</b>	Culver City Fire Department
<b>Eval Program:</b>	HMRRP
<b>Eval Source:</b>	CERS
<b>Eval Notes:</b>	

Inspection by A.Domanski, consent by Alexandria Martin. Reviewed HMBP with other manager, unaware of most items. CERS submittal due this year and a new site map must be created to accurately show where hazardous materials are stored. Sodium hypochlorite inside pool equipment, several other chemicals (muriatic acid, bleach) stored in low quantities.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Affiliations**

<b>Affil Type Desc:</b>	Environmental Contact
<b>Entity Name:</b>	Mark Cumpian
<b>Entity Title:</b>	
<b>Address:</b>	3827 Overland Ave
<b>City:</b>	Culver City
<b>State:</b>	CA
<b>Country:</b>	
<b>Zip Code:</b>	90232
<b>Phone:</b>	

<b>Affil Type Desc:</b>	CUPA District
<b>Entity Name:</b>	Los Angeles County Fire
<b>Entity Title:</b>	
<b>Address:</b>	5825 Rickenbacker Road
<b>City:</b>	Commerce
<b>State:</b>	CA
<b>Country:</b>	
<b>Zip Code:</b>	90040-3027
<b>Phone:</b>	(323) 890-4000

<b>Affil Type Desc:</b>	Document Preparer
<b>Entity Name:</b>	Charles Criner
<b>Entity Title:</b>	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Address:  
 City:  
 State:  
 Country:  
 Zip Code:  
 Phone:

**Affil Type Desc:** Legal Owner  
**Entity Name:** FITNESS INTERNATIONAL LLC  
**Entity Title:**  
**Address:** PO Box 52110  
**City:** Irvine  
**State:** CA  
**Country:** United States  
**Zip Code:** 92619  
**Phone:** (949) 255-7329

**Affil Type Desc:** Identification Signer  
**Entity Name:** Charles Criner  
**Entity Title:** Corporate Project Manager  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Affil Type Desc:** Facility Mailing Address  
**Entity Name:** Mailing Address  
**Entity Title:**  
**Address:** PO Box 52110  
**City:** Irvine  
**State:** CA  
**Country:**  
**Zip Code:** 92619  
**Phone:**

**Affil Type Desc:** Operator  
**Entity Name:** LA Fitness  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:** (310) 204-2030

**Affil Type Desc:** Parent Corporation  
**Entity Name:** LA Fitness  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Coordinates**

<b>Env Int Type Code:</b> HMBP	<b>Longitude:</b> -118.406600
<b>Program ID:</b> 10460740	<b>Coord Name:</b>
<b>Latitude:</b> 34.018150	<b>Ref Point Type Desc:</b> Center of a facility or station.

<a href="#">12</a>	2 of 2	SSW	0.05 / 242.89	80.66 / -3	LA FITNESS 3827 OVERLAND AVE CULVER CITY CA 90232	CUPA LA COUNTY
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Facility ID:</b>		FA0033983				
<b>CERS ID:</b>		10460740				
<b><u>Active Facility Details</u></b>						
<b>PE:</b>		7040				
<b><u>Inactive Facility Details</u></b>						
<b>PE:</b>		7040				

<a href="#">13</a>	1 of 1	W	0.05 / 255.79	82.58 / -1	GENUINE PARTS COMPANY DBA NAPA AUTO PARTS #147 10715 VENICE BLVD LOS ANGELES CA 90034	RCRA NON GEN
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**EPA Handler ID:** CAL000462792  
**Gen Status Universe:** No Report  
**Contact Name:** MIKE STOPPEL  
**Contact Address:** 10715 VENICE BLVD , , LOS ANGELES , CA, 90045 ,  
**Contact Phone No and Ext:** 310-842-8777  
**Contact Email:** RICH\_KINNEY@GENPT.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20210525  
**Location Latitude:**  
**Location Longitude:**

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20210525  
**Handler Name:** GENUINE PARTS COMPANY DBA NAPA AUTO PARTS #147  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	10715 VENICE BLVD
<b>Name:</b>	MIKE STOPPEL	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-842-8777	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90045

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	2191 BURGUNDY PL
<b>Name:</b>	GENUINE PARTS COMPANY	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	ONTARIO
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	951-231-1984	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	91761

<a href="#">14</a>	1 of 2	<b>SSE</b>	<b>0.06 / 302.47</b>	<b>80.48 / -3</b>	<b>INFINITY PROPERTIES MANAGEMENT 3848 OVERLAND AVE. CULVER CITY CA 90232</b>	<b>RCRA NON GEN</b>
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<b>EPA Handler ID:</b>	CAC003024509
<b>Gen Status Universe:</b>	No Report
<b>Contact Name:</b>	PATRICK ROBERTS
<b>Contact Address:</b>	3848 OVERLAND AVE. , , CULVER CITY , CA, 90232 ,
<b>Contact Phone No and Ext:</b>	310-839-3647
<b>Contact Email:</b>	DIRTBOTTLE@HOTMAIL.COM
<b>Contact Country:</b>	
<b>County Name:</b>	LOS ANGELES
<b>EPA Region:</b>	09
<b>Land Type:</b>	
<b>Receive Date:</b>	20190717
<b>Location Latitude:</b>	34.017621
<b>Location Longitude:</b>	-118.406025

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

<b>Importer Activity:</b>	No
<b>Mixed Waste Generator:</b>	No
<b>Transporter Activity:</b>	No
<b>Transfer Facility:</b>	No
<b>Onsite Burner Exemption:</b>	No
<b>Furnace Exemption:</b>	No
<b>Underground Injection Activity:</b>	No
<b>Commercial TSD:</b>	No
<b>Used Oil Transporter:</b>	No
<b>Used Oil Transfer Facility:</b>	No
<b>Used Oil Processor:</b>	No
<b>Used Oil Refiner:</b>	No
<b>Used Oil Burner:</b>	No
<b>Used Oil Market Burner:</b>	No
<b>Used Oil Spec Marketer:</b>	No

**Hazardous Waste Handler Details**

**Sequence No:** 1

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Receive Date:** 20190717  
**Handler Name:** INFINITY PROPERTIES MANAGEMENT  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	3848 OVERLAND AVE.
<b>Name:</b>	PATRICK ROBERTS	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	CULVER CITY
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-839-3647	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90232

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	INFINITY PROPERTIES MANAGEMENT
<b>Name:</b>	JERRY SHAPIRO	<b>Street 2:</b>	11693 SAN VICENTE BLVD. #169
<b>Date Became Current:</b>		<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-471-5543	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90232

<a href="#">14</a>	2 of 2	<b>SSE</b>	<b>0.06 / 302.47</b>	<b>80.48 / -3</b>	<b>SPRINT CELL SITE LA35XC793 3848 OVERLAND AVE CULVER CITY CA 90232</b>	<b>CUPA LA COUNTY</b>
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**Facility ID:** FA0051342  
**CERS ID:** 10809853

**Active Facility Details**

**PE:** 7040

<a href="#">15</a>	1 of 4	<b>WSW</b>	<b>0.06 / 303.83</b>	<b>81.24 / -2</b>	<b>RITE AID #5463 3802 CULVER CENTER ST CULVER CITY CA 90232</b>	<b>RCRA LQG</b>
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**EPA Handler ID:** CAL000379640  
**Gen Status Universe:** Large Quantity Generator  
**Contact Name:** STEPHANIE A CAIATI  
**Contact Address:** 30 , HUNTER LN , , CAMP HILL , PA, 17011 ,  
**Contact Phone No and Ext:** 717-730-8225  
**Contact Email:** SSCAIATI@RITEAID.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:** Private  
**Receive Date:** 20140301  
**Location Latitude:** 34.017053  
**Location Longitude:** -118.407194

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No



<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Transfer Facility:</b>		No				
<b>Onsite Burner Exemption:</b>		No				
<b>Furnace Exemption:</b>		No				
<b>Underground Injection Activity:</b>		No				
<b>Commercial TSD:</b>		No				
<b>Used Oil Transporter:</b>		No				
<b>Used Oil Transfer Facility:</b>		No				
<b>Used Oil Processor:</b>		No				
<b>Used Oil Refiner:</b>		No				
<b>Used Oil Burner:</b>		No				
<b>Used Oil Market Burner:</b>		No				
<b>Used Oil Spec Marketer:</b>		No				

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20140301  
**Handler Name:** RITE AID #5463  
**Federal Waste Generator Code:** 1  
**Generator Code Description:** Large Quantity Generator  
**Source Type:** Annual/Biennial Report update with Notification

**Waste Code Details**

**Hazardous Waste Code:** 122  
**Waste Code Description:** Alkaline solution without metals (pH > 12.5)

**Hazardous Waste Code:** 131  
**Waste Code Description:** Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions)

**Hazardous Waste Code:** 141  
**Waste Code Description:** Off-specification, aged, or surplus inorganics

**Hazardous Waste Code:** 214  
**Waste Code Description:** Unspecified solvent mixture

**Hazardous Waste Code:** 232  
**Waste Code Description:** Pesticides and other waste associated with pesticide production

**Hazardous Waste Code:** 311  
**Waste Code Description:** Pharmaceutical waste

**Hazardous Waste Code:** 352  
**Waste Code Description:** Other organic solids

**Hazardous Waste Code:** 791  
**Waste Code Description:** Liquids with pH < 2

**Hazardous Waste Code:** D001  
**Waste Code Description:** IGNITABLE WASTE

**Hazardous Waste Code:** D002  
**Waste Code Description:** CORROSIVE WASTE

**Hazardous Waste Code:** D007  
**Waste Code Description:** CHROMIUM

**Hazardous Waste Code:** D009  
**Waste Code Description:** MERCURY

**Hazardous Waste Code:** D010  
**Waste Code Description:** SELENIUM

**Hazardous Waste Code:** D011  
**Waste Code Description:** SILVER

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Hazardous Waste Code:</b>		D024				
<b>Waste Code Description:</b>		M-CRESOL				
<b>Hazardous Waste Code:</b>		D026				
<b>Waste Code Description:</b>		CRESOL				
<b>Hazardous Waste Code:</b>		P001				
<b>Waste Code Description:</b>		2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%				
<b>Hazardous Waste Code:</b>		P075				
<b>Waste Code Description:</b>		NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS				
<b>Hazardous Waste Code:</b>		U034				
<b>Waste Code Description:</b>		ACETALDEHYDE, TRICHLORO- (OR) CHLORAL				

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	30
<b>Type:</b>	Private	<b>Street 1:</b>	HUNTER LN
<b>Name:</b>	THRIFTY PAYLESS	<b>Street 2:</b>	
<b>Dt Became Current:</b>	19970325	<b>City:</b>	CAMP HILL
<b>Dt Ended Current:</b>		<b>State:</b>	PA
<b>Phone:</b>	717-761-2633	<b>Country:</b>	
<b>Source Type:</b>	Annual/Biennial Report update with Notification	<b>Zip Code:</b>	17011
<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Private	<b>Street 1:</b>	
<b>Name:</b>	RITE AID CORP	<b>Street 2:</b>	
<b>Dt Became Current:</b>	19970325	<b>City:</b>	
<b>Dt Ended Current:</b>		<b>State:</b>	
<b>Phone:</b>		<b>Country:</b>	
<b>Source Type:</b>	Annual/Biennial Report update with Notification	<b>Zip Code:</b>	

**15**      2 of 4      **WSW**      0.06 / 303.83      81.24 / -2      **Rite Aid #5463**  
**3802 CULVER CENTER ST**      **CERS HAZ**  
**CULVER CITY CA 90232**

**Site ID:** 148003  
**Latitude:** 34.017980  
**Longitude:** -118.407410

**Regulated Programs**

**EI ID:** 10404502      **EI Description:** Hazardous Waste Generator

**Evaluations**

**Eval Date:** 09/21/2021  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

Elisa Ramirez, Employee; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 12/30/2014  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

Roman Monge; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 06/21/2018  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HWLQG  
**Eval Source:** CERS  
**Eval Notes:**

Roman Monge, Store Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Affiliations**

**Affil Type Desc:** Environmental Contact  
**Entity Name:** Joseph A. Chest  
**Entity Title:**  
**Address:** P.O. Box 3165  
**City:** Harrisburg  
**State:** PA  
**Country:**  
**Zip Code:** 17105  
**Phone:**

**Affil Type Desc:** Operator  
**Entity Name:** Rite Aid #5463  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:** (310) 837-2122

**Affil Type Desc:** Legal Owner  
**Entity Name:** Thrifty Payless, Inc  
**Entity Title:**  
**Address:** P.O. Box 3165  
**City:** Harrisburg  
**State:** PA  
**Country:** United States  
**Zip Code:** 17105  
**Phone:** (717) 761-2633

**Affil Type Desc:** Parent Corporation  
**Entity Name:** RITE AID CORPORATION  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Affil Type Desc:** Identification Signer  
**Entity Name:** Joseph A. Chest  
**Entity Title:** Manager, EHS  
**Address:**  
**City:**  
**State:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Country:  
Zip Code:  
Phone:

**Affil Type Desc:** Property Owner  
**Entity Name:** Fay Associates  
**Entity Title:**  
**Address:** PO Box 759  
**City:** Yucca Valley  
**State:** CA  
**Country:** United States  
**Zip Code:** 92286  
**Phone:** (760) 365-0421

**Affil Type Desc:** Facility Mailing Address  
**Entity Name:** Mailing Address  
**Entity Title:**  
**Address:** P.O. Box 3165, Attn: EHS  
**City:** Harrisburg  
**State:** PA  
**Country:**  
**Zip Code:** 17105  
**Phone:**

**Affil Type Desc:** Document Preparer  
**Entity Name:** Jordan Anderson  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Affil Type Desc:** CUPA District  
**Entity Name:** Los Angeles County Fire  
**Entity Title:**  
**Address:** 5825 Rickenbacker Road  
**City:** Commerce  
**State:** CA  
**Country:**  
**Zip Code:** 90040-3027  
**Phone:** (323) 890-4000

<a href="#">15</a>	3 of 4	WSW	0.06 / 303.83	81.24 / -2	RITE AID #5463 3802 CULVER CTR CULVER CITY CA 90232	CUPA LA COUNTY
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**Facility ID:** FA0044798  
**CERS ID:** 10404502

**Active Facility Details**

**PE:** 1001

<a href="#">15</a>	4 of 4	WSW	0.06 / 303.83	81.24 / -2	RITE AID NO 5463 3802 CULVER CENTER ST CULVER CITY CA 90232	RCRA SQG
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**EPA Handler ID:** CAR000248427  
**Gen Status Universe:** Small Quantity Generator  
**Contact Name:** JOSEPH A CHEST  
**Contact Address:** PO BOX 3165 , , HARRISBURG , PA, 17105 , US  
**Contact Phone No and Ext:** 717-975-8643  
**Contact Email:** EHS@RITEAID.COM  
**Contact Country:** US

**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:** Private  
**Receive Date:** 20221212  
**Location Latitude:** 34.017053  
**Location Longitude:** -118.407194

**Violation/Evaluation Summary**

**Note:** NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Oct, 2023.

**Evaluation Details**

**Evaluation Start Date:** 20180621  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:**  
**Return to Compliance Date:**  
**Evaluation Agency:** State

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20140730  
**Handler Name:** RITE AID NO 5463  
**Federal Waste Generator Code:** 1  
**Generator Code Description:** Large Quantity Generator  
**Source Type:** Notification

**Waste Code Details**

**Hazardous Waste Code:** 131  
**Waste Code Description:** Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions)

**Hazardous Waste Code:** 141  
**Waste Code Description:** Off-specification, aged, or surplus inorganics

**Hazardous Waste Code:** 214  
**Waste Code Description:** Unspecified solvent mixture

**Hazardous Waste Code:** 232  
**Waste Code Description:** Pesticides and other waste associated with pesticide production

**Hazardous Waste Code:** 311

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Waste Code Description:</b>			Pharmaceutical waste			
<b>Hazardous Waste Code:</b>			791			
<b>Waste Code Description:</b>			Liquids with pH < 2			
<b>Hazardous Waste Code:</b>			D001			
<b>Waste Code Description:</b>			IGNITABLE WASTE			
<b>Hazardous Waste Code:</b>			D002			
<b>Waste Code Description:</b>			CORROSIVE WASTE			
<b>Hazardous Waste Code:</b>			D007			
<b>Waste Code Description:</b>			CHROMIUM			
<b>Hazardous Waste Code:</b>			D009			
<b>Waste Code Description:</b>			MERCURY			
<b>Hazardous Waste Code:</b>			D010			
<b>Waste Code Description:</b>			SELENIUM			
<b>Hazardous Waste Code:</b>			D011			
<b>Waste Code Description:</b>			SILVER			
<b>Hazardous Waste Code:</b>			D024			
<b>Waste Code Description:</b>			M-CRESOL			
<b>Hazardous Waste Code:</b>			D026			
<b>Waste Code Description:</b>			CRESOL			
<b>Hazardous Waste Code:</b>			P001			
<b>Waste Code Description:</b>			2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%			
<b>Hazardous Waste Code:</b>			P075			
<b>Waste Code Description:</b>			NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS			

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20170414  
**Handler Name:** RITE AID NO 5463  
**Federal Waste Generator Code:** 3  
**Generator Code Description:** Very Small Quantity Generator  
**Source Type:** Annual/Biennial Report update with Notification

**Waste Code Details**

**Hazardous Waste Code:** 122  
**Waste Code Description:** Alkaline solution without metals (pH > 12.5)

**Hazardous Waste Code:** 131  
**Waste Code Description:** Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions)

**Hazardous Waste Code:** 141  
**Waste Code Description:** Off-specification, aged, or surplus inorganics

**Hazardous Waste Code:** 214  
**Waste Code Description:** Unspecified solvent mixture

**Hazardous Waste Code:** 223  
**Waste Code Description:** Unspecified oil-containing waste

**Hazardous Waste Code:** 261  
**Waste Code Description:** Polychlorinated biphenyls and material containing PCB's



<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Hazardous Waste Code:</b>			291			
<b>Waste Code Description:</b>			Latex waste			
<b>Hazardous Waste Code:</b>			331			
<b>Waste Code Description:</b>			Off-specification, aged, or surplus organics			
<b>Hazardous Waste Code:</b>			343			
<b>Waste Code Description:</b>			Unspecified organic liquid mixture			
<b>Hazardous Waste Code:</b>			352			
<b>Waste Code Description:</b>			Other organic solids			
<b>Hazardous Waste Code:</b>			541			
<b>Waste Code Description:</b>			Photochemicals / photo processing waste			
<b>Hazardous Waste Code:</b>			561			
<b>Waste Code Description:</b>			Detergent and soap			
<b>Hazardous Waste Code:</b>			791			
<b>Waste Code Description:</b>			Liquids with pH < 2			
<b>Hazardous Waste Code:</b>			D001			
<b>Waste Code Description:</b>			IGNITABLE WASTE			
<b>Hazardous Waste Code:</b>			D002			
<b>Waste Code Description:</b>			CORROSIVE WASTE			
<b>Hazardous Waste Code:</b>			D007			
<b>Waste Code Description:</b>			CHROMIUM			
<b>Hazardous Waste Code:</b>			D009			
<b>Waste Code Description:</b>			MERCURY			
<b>Hazardous Waste Code:</b>			D010			
<b>Waste Code Description:</b>			SELENIUM			
<b>Hazardous Waste Code:</b>			D011			
<b>Waste Code Description:</b>			SILVER			
<b>Hazardous Waste Code:</b>			D024			
<b>Waste Code Description:</b>			M-CRESOL			
<b>Hazardous Waste Code:</b>			D026			
<b>Waste Code Description:</b>			CRESOL			
<b>Hazardous Waste Code:</b>			P001			
<b>Waste Code Description:</b>			2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%			
<b>Hazardous Waste Code:</b>			P075			
<b>Waste Code Description:</b>			NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS			
<b>Hazardous Waste Code:</b>			U165			
<b>Waste Code Description:</b>			NAPHTHALENE			
<b>Hazardous Waste Code:</b>			U188			
<b>Waste Code Description:</b>			PHENOL			
<b>Hazardous Waste Code:</b>			U279			
<b>Waste Code Description:</b>			CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE			

**Hazardous Waste Handler Details**

**Sequence No:** 2  
**Receive Date:** 20180119  
**Handler Name:** RITE AID NO 5463  
**Federal Waste Generator Code:** 1

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Generator Code Description:</b>		Large Quantity Generator				
<b>Source Type:</b>		Annual/Biennial Report update with Notification				
<b><u>Waste Code Details</u></b>						
<b>Hazardous Waste Code:</b>		122				
<b>Waste Code Description:</b>		Alkaline solution without metals (pH > 12.5)				
<b>Hazardous Waste Code:</b>		141				
<b>Waste Code Description:</b>		Off-specification, aged, or surplus inorganics				
<b>Hazardous Waste Code:</b>		181				
<b>Waste Code Description:</b>		Other inorganic solid waste				
<b>Hazardous Waste Code:</b>		214				
<b>Waste Code Description:</b>		Unspecified solvent mixture				
<b>Hazardous Waste Code:</b>		221				
<b>Waste Code Description:</b>		Waste oil and mixed oil				
<b>Hazardous Waste Code:</b>		223				
<b>Waste Code Description:</b>		Unspecified oil-containing waste				
<b>Hazardous Waste Code:</b>		291				
<b>Waste Code Description:</b>		Latex waste				
<b>Hazardous Waste Code:</b>		311				
<b>Waste Code Description:</b>		Pharmaceutical waste				
<b>Hazardous Waste Code:</b>		331				
<b>Waste Code Description:</b>		Off-specification, aged, or surplus organics				
<b>Hazardous Waste Code:</b>		343				
<b>Waste Code Description:</b>		Unspecified organic liquid mixture				
<b>Hazardous Waste Code:</b>		352				
<b>Waste Code Description:</b>		Other organic solids				
<b>Hazardous Waste Code:</b>		541				
<b>Waste Code Description:</b>		Photochemicals / photo processing waste				
<b>Hazardous Waste Code:</b>		791				
<b>Waste Code Description:</b>		Liquids with pH < 2				
<b>Hazardous Waste Code:</b>		D001				
<b>Waste Code Description:</b>		IGNITABLE WASTE				
<b>Hazardous Waste Code:</b>		D002				
<b>Waste Code Description:</b>		CORROSIVE WASTE				
<b>Hazardous Waste Code:</b>		D007				
<b>Waste Code Description:</b>		CHROMIUM				
<b>Hazardous Waste Code:</b>		D009				
<b>Waste Code Description:</b>		MERCURY				
<b>Hazardous Waste Code:</b>		D010				
<b>Waste Code Description:</b>		SELENIUM				
<b>Hazardous Waste Code:</b>		D011				
<b>Waste Code Description:</b>		SILVER				
<b>Hazardous Waste Code:</b>		D024				
<b>Waste Code Description:</b>		M-CRESOL				
<b>Hazardous Waste Code:</b>		D026				
<b>Waste Code Description:</b>		CRESOL				

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			P001		2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			P075		NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			U165		NAPHTHALENE	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			U201		1,3-BENZENEDIOL (OR) RESORCINOL	

**Hazardous Waste Handler Details**

**Sequence No:** 2  
**Receive Date:** 20190429  
**Handler Name:** RITE AID NO 5463  
**Federal Waste Generator Code:** 2  
**Generator Code Description:** Small Quantity Generator  
**Source Type:** Notification

**Waste Code Details**

**Hazardous Waste Code:** 122  
**Waste Code Description:** Alkaline solution without metals (pH > 12.5)

**Hazardous Waste Code:** 141  
**Waste Code Description:** Off-specification, aged, or surplus inorganics

**Hazardous Waste Code:** 181  
**Waste Code Description:** Other inorganic solid waste

**Hazardous Waste Code:** 214  
**Waste Code Description:** Unspecified solvent mixture

**Hazardous Waste Code:** 221  
**Waste Code Description:** Waste oil and mixed oil

**Hazardous Waste Code:** 223  
**Waste Code Description:** Unspecified oil-containing waste

**Hazardous Waste Code:** 291  
**Waste Code Description:** Latex waste

**Hazardous Waste Code:** 311  
**Waste Code Description:** Pharmaceutical waste

**Hazardous Waste Code:** 331  
**Waste Code Description:** Off-specification, aged, or surplus organics

**Hazardous Waste Code:** 343  
**Waste Code Description:** Unspecified organic liquid mixture

**Hazardous Waste Code:** 352  
**Waste Code Description:** Other organic solids

**Hazardous Waste Code:** 541  
**Waste Code Description:** Photochemicals / photo processing waste

**Hazardous Waste Code:** 791  
**Waste Code Description:** Liquids with pH < 2

**Hazardous Waste Code:** D001  
**Waste Code Description:** IGNITABLE WASTE

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Hazardous Waste Code:</b>			D002			
<b>Waste Code Description:</b>			CORROSIVE WASTE			
<b>Hazardous Waste Code:</b>			D007			
<b>Waste Code Description:</b>			CHROMIUM			
<b>Hazardous Waste Code:</b>			D009			
<b>Waste Code Description:</b>			MERCURY			
<b>Hazardous Waste Code:</b>			D010			
<b>Waste Code Description:</b>			SELENIUM			
<b>Hazardous Waste Code:</b>			D011			
<b>Waste Code Description:</b>			SILVER			
<b>Hazardous Waste Code:</b>			D024			
<b>Waste Code Description:</b>			M-CRESOL			
<b>Hazardous Waste Code:</b>			D026			
<b>Waste Code Description:</b>			CRESOL			
<b>Hazardous Waste Code:</b>			P001			
<b>Waste Code Description:</b>			2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%			
<b>Hazardous Waste Code:</b>			P075			
<b>Waste Code Description:</b>			NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-(S)-, & SALTS			
<b>Hazardous Waste Code:</b>			U165			
<b>Waste Code Description:</b>			NAPHTHALENE			
<b>Hazardous Waste Code:</b>			U201			
<b>Waste Code Description:</b>			1,3-BENZENEDIOL (OR) RESORCINOL			

**Hazardous Waste Handler Details**

**Sequence No:** 3  
**Receive Date:** 20220127  
**Handler Name:** RITE AID NO 5463  
**Federal Waste Generator Code:** 2  
**Generator Code Description:** Small Quantity Generator  
**Source Type:** Annual/Biennial Report update with Notification

**Waste Code Details**

**Hazardous Waste Code:** 122  
**Waste Code Description:** Alkaline solution without metals (pH > 12.5)

**Hazardous Waste Code:** 141  
**Waste Code Description:** Off-specification, aged, or surplus inorganics

**Hazardous Waste Code:** 181  
**Waste Code Description:** Other inorganic solid waste

**Hazardous Waste Code:** 214  
**Waste Code Description:** Unspecified solvent mixture

**Hazardous Waste Code:** 221  
**Waste Code Description:** Waste oil and mixed oil

**Hazardous Waste Code:** 223  
**Waste Code Description:** Unspecified oil-containing waste

**Hazardous Waste Code:** 291  
**Waste Code Description:** Latex waste

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Hazardous Waste Code:</b>			311			
<b>Waste Code Description:</b>			Pharmaceutical waste			
<b>Hazardous Waste Code:</b>			331			
<b>Waste Code Description:</b>			Off-specification, aged, or surplus organics			
<b>Hazardous Waste Code:</b>			343			
<b>Waste Code Description:</b>			Unspecified organic liquid mixture			
<b>Hazardous Waste Code:</b>			352			
<b>Waste Code Description:</b>			Other organic solids			
<b>Hazardous Waste Code:</b>			541			
<b>Waste Code Description:</b>			Photochemicals / photo processing waste			
<b>Hazardous Waste Code:</b>			791			
<b>Waste Code Description:</b>			Liquids with pH < 2			
<b>Hazardous Waste Code:</b>			D001			
<b>Waste Code Description:</b>			IGNITABLE WASTE			
<b>Hazardous Waste Code:</b>			D002			
<b>Waste Code Description:</b>			CORROSIVE WASTE			
<b>Hazardous Waste Code:</b>			D007			
<b>Waste Code Description:</b>			CHROMIUM			
<b>Hazardous Waste Code:</b>			D009			
<b>Waste Code Description:</b>			MERCURY			
<b>Hazardous Waste Code:</b>			D010			
<b>Waste Code Description:</b>			SELENIUM			
<b>Hazardous Waste Code:</b>			D011			
<b>Waste Code Description:</b>			SILVER			
<b>Hazardous Waste Code:</b>			D024			
<b>Waste Code Description:</b>			M-CRESOL			
<b>Hazardous Waste Code:</b>			D026			
<b>Waste Code Description:</b>			CRESOL			
<b>Hazardous Waste Code:</b>			P001			
<b>Waste Code Description:</b>			2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%			
<b>Hazardous Waste Code:</b>			P075			
<b>Waste Code Description:</b>			NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS			
<b>Hazardous Waste Code:</b>			U165			
<b>Waste Code Description:</b>			NAPHTHALENE			
<b>Hazardous Waste Code:</b>			U201			
<b>Waste Code Description:</b>			1,3-BENZENEDIOL (OR) RESORCINOL			

**Hazardous Waste Handler Details**

**Sequence No:** 3  
**Receive Date:** 20220310  
**Handler Name:** RITE AID NO 5463  
**Federal Waste Generator Code:** 2  
**Generator Code Description:** Small Quantity Generator  
**Source Type:** Notification

**Waste Code Details**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			122		Alkaline solution without metals (pH > 12.5)	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			141		Off-specification, aged, or surplus inorganics	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			181		Other inorganic solid waste	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			214		Unspecified solvent mixture	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			221		Waste oil and mixed oil	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			223		Unspecified oil-containing waste	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			291		Latex waste	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			311		Pharmaceutical waste	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			331		Off-specification, aged, or surplus organics	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			343		Unspecified organic liquid mixture	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			352		Other organic solids	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			541		Photochemicals / photo processing waste	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			791		Liquids with pH < 2	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D001		IGNITABLE WASTE	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D002		CORROSIVE WASTE	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D007		CHROMIUM	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D009		MERCURY	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D010		SELENIUM	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D011		SILVER	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D024		M-CRESOL	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D026		CRESOL	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			P001		2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%	
<b>Hazardous Waste Code:</b>			U165			



<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Waste Code Description:</b>		NAPHTHALENE				
<b>Hazardous Waste Code:</b>		U201				
<b>Waste Code Description:</b>		1,3-BENZENEDIOL (OR) RESORCINOL				
<b><u>Hazardous Waste Handler Details</u></b>						
<b>Sequence No:</b>		4				
<b>Receive Date:</b>		20221212				
<b>Handler Name:</b>		RITE AID NO 5463				
<b>Federal Waste Generator Code:</b>		2				
<b>Generator Code Description:</b>		Small Quantity Generator				
<b>Source Type:</b>		Notification				
<b><u>Waste Code Details</u></b>						
<b>Hazardous Waste Code:</b>		122				
<b>Waste Code Description:</b>		Alkaline solution without metals (pH > 12.5)				
<b>Hazardous Waste Code:</b>		141				
<b>Waste Code Description:</b>		Off-specification, aged, or surplus inorganics				
<b>Hazardous Waste Code:</b>		181				
<b>Waste Code Description:</b>		Other inorganic solid waste				
<b>Hazardous Waste Code:</b>		214				
<b>Waste Code Description:</b>		Unspecified solvent mixture				
<b>Hazardous Waste Code:</b>		221				
<b>Waste Code Description:</b>		Waste oil and mixed oil				
<b>Hazardous Waste Code:</b>		223				
<b>Waste Code Description:</b>		Unspecified oil-containing waste				
<b>Hazardous Waste Code:</b>		291				
<b>Waste Code Description:</b>		Latex waste				
<b>Hazardous Waste Code:</b>		311				
<b>Waste Code Description:</b>		Pharmaceutical waste				
<b>Hazardous Waste Code:</b>		331				
<b>Waste Code Description:</b>		Off-specification, aged, or surplus organics				
<b>Hazardous Waste Code:</b>		343				
<b>Waste Code Description:</b>		Unspecified organic liquid mixture				
<b>Hazardous Waste Code:</b>		352				
<b>Waste Code Description:</b>		Other organic solids				
<b>Hazardous Waste Code:</b>		541				
<b>Waste Code Description:</b>		Photochemicals / photo processing waste				
<b>Hazardous Waste Code:</b>		791				
<b>Waste Code Description:</b>		Liquids with pH < 2				
<b>Hazardous Waste Code:</b>		D001				
<b>Waste Code Description:</b>		IGNITABLE WASTE				
<b>Hazardous Waste Code:</b>		D002				
<b>Waste Code Description:</b>		CORROSIVE WASTE				
<b>Hazardous Waste Code:</b>		D007				
<b>Waste Code Description:</b>		CHROMIUM				
<b>Hazardous Waste Code:</b>		D009				
<b>Waste Code Description:</b>		MERCURY				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Hazardous Waste Code:</b>		D010				
<b>Waste Code Description:</b>		SELENIUM				
<b>Hazardous Waste Code:</b>		D011				
<b>Waste Code Description:</b>		SILVER				
<b>Hazardous Waste Code:</b>		D024				
<b>Waste Code Description:</b>		M-CRESOL				
<b>Hazardous Waste Code:</b>		D026				
<b>Waste Code Description:</b>		CRESOL				
<b>Hazardous Waste Code:</b>		P001				
<b>Waste Code Description:</b>		2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%				
<b>Hazardous Waste Code:</b>		U165				
<b>Waste Code Description:</b>		NAPHTHALENE				
<b>Hazardous Waste Code:</b>		U201				
<b>Waste Code Description:</b>		1,3-BENZENEDIOL (OR) RESORCINOL				

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Private	<b>Street 1:</b>	
<b>Name:</b>	THRIFTY PAYLESS INC	<b>Street 2:</b>	
<b>Date Became Current:</b>	19970325	<b>City:</b>	
<b>Date Ended Current:</b>		<b>State:</b>	
<b>Phone:</b>		<b>Country:</b>	US
<b>Source Type:</b>	Notification	<b>Zip Code:</b>	
<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	201
<b>Type:</b>	Private	<b>Street 1:</b>	S LAKE AVE STE 600
<b>Name:</b>	NORTHERN TRUST BANK OF CA NA 50% OWNER	<b>Street 2:</b>	
<b>Date Became Current:</b>	19780505	<b>City:</b>	PASADENA
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	626-583-5617	<b>Country:</b>	US
<b>Source Type:</b>	Annual/Biennial Report update with Notification	<b>Zip Code:</b>	91101
<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	30
<b>Type:</b>	Private	<b>Street 1:</b>	HUNTER LN
<b>Name:</b>	THRIFTY PAYLESS, INC	<b>Street 2:</b>	
<b>Date Became Current:</b>	19970325	<b>City:</b>	CAMP HILL
<b>Date Ended Current:</b>		<b>State:</b>	PA
<b>Phone:</b>	717-761-2633	<b>Country:</b>	US
<b>Source Type:</b>	Notification	<b>Zip Code:</b>	17011
<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Private	<b>Street 1:</b>	PO BOX 3165
<b>Name:</b>	THRIFTY PAYLESS, INC	<b>Street 2:</b>	
<b>Date Became Current:</b>	19970325	<b>City:</b>	HARRISBURG
<b>Date Ended Current:</b>		<b>State:</b>	PA
<b>Phone:</b>	717-761-2633	<b>Country:</b>	US
<b>Source Type:</b>	Notification	<b>Zip Code:</b>	17105
<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Private	<b>Street 1:</b>	
<b>Name:</b>	THRIFTY PAYLESS INC	<b>Street 2:</b>	
<b>Date Became Current:</b>	19970325	<b>City:</b>	
<b>Date Ended Current:</b>		<b>State:</b>	
<b>Phone:</b>		<b>Country:</b>	
<b>Source Type:</b>	Annual/Biennial Report update with Notification	<b>Zip Code:</b>	
<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	30
<b>Type:</b>	Private	<b>Street 1:</b>	HUNTER LN

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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<b>Name:</b>	THRIFTY PAYLESS, INC				<b>Street 2:</b>	
<b>Date Became Current:</b>	19970325				<b>City:</b>	CAMP HILL
<b>Date Ended Current:</b>					<b>State:</b>	PA
<b>Phone:</b>	717-761-2633				<b>Country:</b>	US
<b>Source Type:</b>	Annual/Biennial Report update with Notification				<b>Zip Code:</b>	17011
<b>Owner/Operator Ind:</b>	Current Owner				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street 1:</b>	201 S LAKE AVE
<b>Name:</b>	NORTHERN TRUST BANK OF CA				<b>Street 2:</b>	STE 600
<b>Date Became Current:</b>	19780505				<b>City:</b>	PASADENA
<b>Date Ended Current:</b>					<b>State:</b>	CA
<b>Phone:</b>	626-583-5617				<b>Country:</b>	US
<b>Source Type:</b>	Notification				<b>Zip Code:</b>	91101
<b>Owner/Operator Ind:</b>	Current Owner				<b>Street No:</b>	201
<b>Type:</b>	Private				<b>Street 1:</b>	S. LAKE AVE. STE 600
<b>Name:</b>	NORTHERN TRUST BANK OF CA, N.A., ATTN: REAL ESTATE DEPT. (50%); FAY ASSOC. (50%)				<b>Street 2:</b>	
<b>Date Became Current:</b>	19780505				<b>City:</b>	PASADENA
<b>Date Ended Current:</b>					<b>State:</b>	CA
<b>Phone:</b>	626-583-5617				<b>Country:</b>	US
<b>Source Type:</b>	Notification				<b>Zip Code:</b>	91101
<b>Owner/Operator Ind:</b>	Current Owner				<b>Street No:</b>	201
<b>Type:</b>	Private				<b>Street 1:</b>	S. LAKE AVE. STE 600
<b>Name:</b>	NORTHERN TRUST BANK OF CA, N.A., ATTN: REAL ESTATE DEPT. (50%); FAY ASSOC. (50%)				<b>Street 2:</b>	
<b>Date Became Current:</b>	19780505				<b>City:</b>	PASADENA
<b>Date Ended Current:</b>					<b>State:</b>	CA
<b>Phone:</b>	626-583-5617				<b>Country:</b>	US
<b>Source Type:</b>	Annual/Biennial Report update with Notification				<b>Zip Code:</b>	91101

**Historical Handler Details**

<b>Receive Dt:</b>	20220310
<b>Generator Code Description:</b>	Small Quantity Generator
<b>Handler Name:</b>	RITE AID NO 5463
<b>Receive Dt:</b>	20220127
<b>Generator Code Description:</b>	Small Quantity Generator
<b>Handler Name:</b>	RITE AID NO 5463
<b>Receive Dt:</b>	20190429
<b>Generator Code Description:</b>	Small Quantity Generator
<b>Handler Name:</b>	RITE AID NO 5463
<b>Receive Dt:</b>	20180119
<b>Generator Code Description:</b>	Large Quantity Generator
<b>Handler Name:</b>	RITE AID NO 5463
<b>Receive Dt:</b>	20170414
<b>Generator Code Description:</b>	Very Small Quantity Generator
<b>Handler Name:</b>	RITE AID NO 5463
<b>Receive Dt:</b>	20140730
<b>Generator Code Description:</b>	Large Quantity Generator
<b>Handler Name:</b>	RITE AID NO 5463

<a href="#">16</a>	1 of 1	S	0.06 / 310.26	79.82 / -4	AT&T MOBILITY - (ZX00BX) 3851 OVERLAND AVE 25 CULVER CITY CA 90232	CUPA LA COUNTY
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**Facility ID:** FA0051403  
**CERS ID:** 10812532

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Active Facility Details**

PE: 7040

<a href="#">17</a>	1 of 1	S	0.06 / 311.75	79.82 / -4	3857 OVERLAND AVE CULVER CITY CA 902323306	HMS LA
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Site No: 031523  
Area: 2M

**Detail Info**

Permit No: 000538515  
File No: 049018  
File Name: PAMPAS GRILL  
Status: Equipment Permitted  
Permit Type: Operating Industrial Waste Permit - Local Sewer  
Permit Status: Equipment Permitted  
Permit Category: Industrial Waste Permit

<a href="#">18</a>	1 of 1	S	0.07 / 376.19	79.49 / -4	3863 OVERLAND AVE CULVER CITY CA 902323306	HMS LA
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Site No: 034362  
Area: 2M

**Detail Info**

Permit No:  
File No: 073024  
File Name: HEY SUNSHINE KITCHEN  
Status: File Opened, no permit exists  
Permit Type:  
Permit Status:  
Permit Category:

**Detail Info**

Permit No: 000859128  
File No: 060263  
File Name: CAFE 70  
Status: Equipment Permitted  
Permit Type: Operating Industrial Waste Permit - Local Sewer  
Permit Status: Equipment Permitted  
Permit Category: Industrial Waste Permit

<a href="#">19</a>	1 of 1	S	0.07 / 380.39	79.49 / -4	3865 OVERLAND AVE CULVER CITY CA 902323306	HMS LA
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Site No: 038885  
Area: 2M

**Detail Info**

Permit No:  
File No: 073869  
File Name: NOTHING BUNDT CAKES

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Status: File Opened, no permit exists  
 Permit Type:  
 Permit Status:  
 Permit Category:

<a href="#">20</a>	1 of 1	WSW	0.08 / 401.43	81.62 / -2	VETCOR OF CALIFORNIA LP DBA CENTER SINAI ANIMAL HOSPITAL 10737 VENICE BLVD LOS ANGELES CA 90034	RCRA NON GEN
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EPA Handler ID: CAL000480005  
 Gen Status Universe: No Report  
 Contact Name: EMILY RANGLE-HOSPITAL MANAGER  
 Contact Address: 10737 VENICE BLVD , , LOS ANGELES , CA, 90034 ,  
 Contact Phone No and Ext: 310-559-3770  
 Contact Email: PERMITS@VECTOR.COM  
 Contact Country:  
 County Name: LOS ANGELES  
 EPA Region: 09  
 Land Type:  
 Receive Date: 20230821  
 Location Latitude:  
 Location Longitude:

**Violation/Evaluation Summary**

Note: NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

Importer Activity: No  
 Mixed Waste Generator: No  
 Transporter Activity: No  
 Transfer Facility: No  
 Onsite Burner Exemption: No  
 Furnace Exemption: No  
 Underground Injection Activity: No  
 Commercial TSD: No  
 Used Oil Transporter: No  
 Used Oil Transfer Facility: No  
 Used Oil Processor: No  
 Used Oil Refiner: No  
 Used Oil Burner: No  
 Used Oil Market Burner: No  
 Used Oil Spec Marketer: No

**Hazardous Waste Handler Details**

Sequence No: 1  
 Receive Date: 20230821  
 Handler Name: VETCOR OF CALIFORNIA LP DBA CENTER SINAI ANIMAL HOSPITAL  
 Source Type: Implementer  
 Federal Waste Generator Code: N  
 Generator Code Description: Not a Generator, Verified

**Owner/Operator Details**

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	12124 PHILADELPHIA ST
Name:	VETCOR OR CALIFORNIA LP	Street 2:	
Date Became Current:		City:	WHITTIER
Date Ended Current:		State:	CA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Phone:</b>	781-749-8151				<b>Country:</b>	
<b>Source Type:</b>	Implementer				<b>Zip Code:</b>	90605
<b>Owner/Operator Ind:</b>	Current Operator				<b>Street No:</b>	
<b>Type:</b>	Other				<b>Street 1:</b>	10737 VENICE BLVD
<b>Name:</b>	EMILY RANGLE-HOSPITAL MANAGER				<b>Street 2:</b>	
<b>Date Became Current:</b>					<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>					<b>State:</b>	CA
<b>Phone:</b>	310-559-3770				<b>Country:</b>	
<b>Source Type:</b>	Implementer				<b>Zip Code:</b>	90034

<a href="#">21</a>	1 of 1	S	0.08 / 408.23	78.45 / -5	SHIPS COFFEE SHOP, MATT SHIPMA 10705 WASHINGTON BL CULVER CITY CA 90230	EMISSIONS
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1990 Criteria Data

<b>Facility ID:</b>	73094	<b>CERR Code:</b>	
<b>Facility SIC Code:</b>	5812	<b>TOGT:</b>	.1
<b>CO:</b>	19	<b>ROGT:</b>	.04223
<b>Air Basin:</b>	SC	<b>COT:</b>	
<b>District:</b>	SC	<b>NOXT:</b>	
<b>COID:</b>	LA	<b>SOXT:</b>	
<b>DISN:</b>	SOUTH COAST AQMD	<b>PMT:</b>	.2
<b>CHAPIS:</b>		<b>PM10T:</b>	.19

1990 Toxic Data

<b>Facility ID:</b>	73094	<b>COID:</b>	LA
<b>Facility SIC Code:</b>	5812	<b>DISN:</b>	SOUTH COAST AQMD
<b>CO:</b>	19	<b>CHAPIS:</b>	
<b>Air Basin:</b>	SC	<b>CERR Code:</b>	
<b>District:</b>	SC		
<b>TS:</b>			
<b>Health Risk Asmt:</b>			
<b>Non-Cancer Chronic Haz Ind:</b>			
<b>Non-Cancer Acute Haz Ind:</b>			

<a href="#">22</a>	1 of 1	ENE	0.08 / 412.52	84.87 / 1	3814 Mentone Ave 3814 Mentone Ave Los Angeles CA 90232	ALT FUELS
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<b>ID:</b>	262874	<b>CNG Dispenser No:</b>	
<b>Fuel Type Code:</b>	ELEC: Electric	<b>CNG Site Renew Src:</b>	
<b>Station Phone:</b>	888-356-8911	<b>CNG Tot Compr Cap:</b>	
<b>Expected Date:</b>		<b>CNG Storage Cap:</b>	
<b>BD Blends:</b>		<b>CNG Fill Type Code:</b>	
<b>NG PSI:</b>		<b>CNG PSI:</b>	
<b>Federal Agency ID:</b>		<b>CNG Vehicle Class:</b>	
<b>Open Date:</b>	2023-06-18	<b>LNG Site Renew Src:</b>	
<b>Hydrogen is Retail:</b>		<b>LNG Vehicle Class:</b>	
<b>Federal Agency:</b>		<b>LPG Nozzle Types:</b>	
<b>Facility Type:</b>		<b>Hydrogen Pressures:</b>	
<b>Dt Last Confirmed:</b>	2023-08-30	<b>Hydrogen Standards:</b>	
<b>Updated at:</b>	2023-08-30 01:21:11 UTC	<b>Latitude:</b>	34.01964863
<b>Access Code:</b>	public	<b>Longitude:</b>	-118.4046792
<b>Access Detail Code:</b>			
<b>Groups with Access Code:</b>	Public		
<b>Groups with Access Code Fr:</b>	Public		
<b>Fed Agency Name:</b>			
<b>Hydrogen Status Link:</b>			
<b>E85 Other Ethanol Blends:</b>			
<b>NPS Unit Name:</b>			



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Cards Accepted:</b> <b>CNG Statn Sells Renewable Na:</b> <b>LNG Statn Sells Renewable Na:</b> <b>Maximum Vehicle Class:</b> <b>RD Blended With Biodiesel:</b> <b>RD Blends:</b> <b>RD Blends French:</b> <b>RD Maximum Biodiesel Level:</b> <b>Status:</b> Open: The station is open. <b>Owner Type Desc:</b> <b>E85 Blender Pump Desc:</b> <b>NG Fill Type Desc:</b> <b>NG Vehicle Class Desc:</b> <b>Geocode Status Desc:</b> The location is from a real GPS readout at the station. <b>Group with Access Desc:</b> Publicly available to all customers. <b>LPG Primary Desc:</b> <b>Intersection Directions:</b> <b>Access Days Time:</b> 24 hours daily <b>Restricted Access:</b>						

<a href="#">23</a>	1 of 1	WSW	0.08 / 440.88	80.61 / -3	CUSHMAN AND WAKEFIELD U.S., INC. C/O BANK OF AMERICA, NA 3809 CULVER CENTER CULVER CITY CA 90232	RCRA NON GEN
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**EPA Handler ID:** CAC003232025  
**Gen Status Universe:** No Report  
**Contact Name:** ODIN ANSARI  
**Contact Address:** 540 WEST MADISON STREET , , CHICAGO , IL, 60661 ,  
**Contact Phone No and Ext:** 925-963-4867  
**Contact Email:** CW\_EHS\_BOA@CUSHWAKE.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20230511  
**Location Latitude:**  
**Location Longitude:**

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Sequence No:** 1  
**Receive Date:** 20230511  
**Handler Name:** CUSHMAN AND WAKEFIELD U.S., INC. C/O BANK OF AMERICA, NA  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	540 WEST MADISON STREET
<b>Name:</b>	CUSHMAN AND WAKEFIELD U.S., INC. C/	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	CHICAGO
<b>Date Ended Current:</b>		<b>State:</b>	IL
<b>Phone:</b>	925-963-4867	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	60661

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	540 WEST MADISON STREET
<b>Name:</b>	ODIN ANSARI	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	CHICAGO
<b>Date Ended Current:</b>		<b>State:</b>	IL
<b>Phone:</b>	925-963-4867	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	60661

<a href="#">24</a>	1 of 3	W	0.09 / 466.77	83.27 / 0	HALL MEYER CO., INC. 3771 S LAS FLORES CT LOS ANGELES CA 90034	HAZMAT LA CITY
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**Facility ID:** FA0027710  
**Last Run Date:** 6/1/2019  
**Source Name:** In-Active Hazardous Materials (HM) Inventory

<a href="#">24</a>	2 of 3	W	0.09 / 466.77	83.27 / 0	HALL MEYER CO INC 3771 LAS FLORES CT LOS ANGELES CA 90034	CUPA LA COUNTY
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**Facility ID:** FA0015616  
**CERS ID:** 0

**Inactive Facility Details**

**PE:** 1002

<a href="#">24</a>	3 of 3	W	0.09 / 466.77	83.27 / 0	MOON JUICE 3771 LAS FLORES CT LOS ANGELES CA 90034	RCRA NON GEN
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**EPA Handler ID:** CAC003053702  
**Gen Status Universe:** No Report  
**Contact Name:** CHASE JONES  
**Contact Address:** 3771 LAS FLORES CT , , LOS ANGELES , CA, 90034 ,  
**Contact Phone No and Ext:** 682-269-6854  
**Contact Email:** CHASE@MOONJUICE.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20200130  
**Location Latitude:**  
**Location Longitude:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20200130  
**Handler Name:** MOON JUICE  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3771 LAS FLORES CT
<b>Name:</b> CHASE JONES	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 682-269-6854	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90034

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3771 LAS FLORES CT
<b>Name:</b> MOON JUICE	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 682-269-6854	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90034

<a href="#">25</a>	1 of 4	SW	0.09 / 467.69	79.20 / -4	3827 CULVER CENTER CULVER CITY CA 902323365	HMS LA
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**Site No:** 006959  
**Area:** 2M

**Detail Info**

**Permit No:** 000010153  
**File No:** 107197  
**File Name:** RALPHS GROCERY CO #086  
**Status:** Equipment Removed

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Permit Type:</b>		Operating Industrial Waste Permit - Local Sewer				
<b>Permit Status:</b>		Equipment Removed				
<b>Permit Category:</b>		Industrial Waste Permit				
<b>Detail Info</b>						
<b>Permit No:</b>		000428630				
<b>File No:</b>		041509				
<b>File Name:</b>		RALPHS GROCERY CO #086				
<b>Status:</b>		Equipment Permitted				
<b>Permit Type:</b>		Operating Industrial Waste Permit - Local Sewer				
<b>Permit Status:</b>		Equipment Permitted				
<b>Permit Category:</b>		Industrial Waste Permit				

<a href="#">25</a>	2 of 4	SW	0.09 / 467.69	79.20 / -4	Ralphs Grocery #086 3827 CULVER CENTER ST CULVER CITY CA 90232	CERS HAZ
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**Site ID:** 146251  
**Latitude:** 34.017250  
**Longitude:** -118.407650

**Regulated Programs**

<b>EI ID:</b>	10160149	<b>EI Description:</b>	Hazardous Waste Generator
<b>EI ID:</b>	10160149	<b>EI Description:</b>	Chemical Storage Facilities

**Violations**

**Violation Date:** 02/17/2020  
**Violation Program:** HMRRP  
**Citation:** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)  
**Violation Source:** CERS  
**Violation Division:** Culver City Fire Department  
**Violation Notes:**

Returned to compliance on 03/10/2020. OBSERVATION: The business failed to electronically submit complete and accurate chemical inventory information for all hazardous materials on site at or above reportable quantities. CORRECTIVE ACTION: Electronically submit complete and accurate chemical inventory information for all hazardous materials on site at or above reportable quantities.

**Violation Description:**

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

**Violations**

**Violation Date:** 02/21/2017  
**Violation Program:** HMRRP  
**Citation:** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)  
**Violation Source:** CERS  
**Violation Division:** Culver City Fire Department  
**Violation Notes:**

Returned to compliance on 03/20/2017. Helium needs to be added to inventory, 704 placard is needed. Cleared on 03/20/2017

**Violation Description:**

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

**Violations**

**Violation Date:** 01/04/2017  
**Violation Source:** CERS

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Violation Program:** HW  
**Citation:** 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)  
**Violation Division:** Los Angeles County Fire Department  
**Violation Notes:**

Returned to compliance on 03/09/2017. OBSERVATION: Copies of hazardous waste disposal records for 2014, 2015 and 2016. Hazardous waste generators shall retain copies of all manifests signed off by the disposal facility and all receipts used in a consolidated manifesting procedure on site for three years and have them readily available for review. CORRECTIVE ACTION: Immediately locate a copy of all manifests and receipts for the last three years, maintain them on site, and submit copies to the CUPA by 02/04/17.

**Violation Description:**

Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste.

**Violations**

**Violation Date:** 01/09/2014  
**Violation Program:** HW  
**Citation:** 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)  
**Violation Source:** CERS  
**Violation Division:** Los Angeles County Fire Department  
**Violation Notes:**

**Violation Description:**

Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.

**Evaluations**

**Eval Date:** 04/08/2014  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Culver City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Inspectors: T. Mac Tavish, J. Luna Consent: Allison Palacios; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 02/17/2020  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Culver City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Inspection by A.Domanski, consent by manager George V. Helium needs to be added to annual submittal, emailed Edward in regards to this for 2020. Site map needs to be updated as well.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 03/09/2017  
**Violations Found:** No  
**Eval General Type:** Other/Unknown  
**Eval Type:** Other, not routine, done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

**Eval Date:** 05/06/2014  
**Violations Found:** No  
**Eval General Type:** Other/Unknown

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Eval Type:** Other, not routine, done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

**Eval Date:** 02/21/2017  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Culver City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Inspected by: J.Luna Consent by: Alex Serrano, Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 02/06/2023  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Culver City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Inspection by A.Domanski, consent by Ciara Bartolo. Reviewed HMBP, helium and cooling system for fridges and freezers. No issues with any elements, batteries were well below threshold during time of inspection. Following up on fire code issues.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 01/09/2014  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

**Eval Date:** 06/02/2014  
**Violations Found:** No  
**Eval General Type:** Other/Unknown  
**Eval Type:** Other, not routine, done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

**Eval Date:** 01/09/2014  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

Inspected by Magdalena Ordonez.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 08/04/2023  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department



<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

Sunny Kim, Store Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 01/04/2017  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

Rachid Chakir; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 11/05/2020  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

Tina Carillo, Store Lead; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Affiliations**

**Affil Type Desc:** Environmental Contact  
**Entity Name:** Edward Idian  
**Entity Title:**  
**Address:** P.O. Box 54143  
**City:** Los Angeles  
**State:** CA  
**Country:**  
**Zip Code:** 90054-0143  
**Phone:**

**Affil Type Desc:** Operator  
**Entity Name:** Ralphs Grocery Company  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:** (310) 884-9000

**Affil Type Desc:** Property Owner  
**Entity Name:** Equity One (Culver) LLC,  
**Entity Title:**  
**Address:** 3851 Overland Ave., Suite  
**City:** Culver City  
**State:** CA  
**Country:** United States  
**Zip Code:** 90232  
**Phone:** (310) 253-9998

**Affil Type Desc:** Document Preparer  
**Entity Name:** Ralphs Grocery Company  
**Entity Title:**  
**Address:**  
**City:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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State:  
Country:  
Zip Code:  
Phone:

**Affil Type Desc:** Facility Mailing Address  
**Entity Name:** Mailing Address  
**Entity Title:**  
**Address:** P.O. Box 54143  
**City:** Los Angeles  
**State:** CA  
**Country:**  
**Zip Code:** 90054-0143  
**Phone:**

**Affil Type Desc:** Identification Signer  
**Entity Name:** Edward Idian  
**Entity Title:** Env Affairs Specialist  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Affil Type Desc:** CUPA District  
**Entity Name:** Los Angeles County Fire  
**Entity Title:**  
**Address:** 5825 Rickenbacker Road  
**City:** Commerce  
**State:** CA  
**Country:**  
**Zip Code:** 90040-3027  
**Phone:** (323) 890-4000

**Affil Type Desc:** Parent Corporation  
**Entity Name:** Ralphs Grocery Company  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Affil Type Desc:** Legal Owner  
**Entity Name:** Ralphs Grocery Company  
**Entity Title:**  
**Address:** P.O. Box 54143  
**City:** Los Angeles  
**State:** CA  
**Country:** United States  
**Zip Code:** 90054-0143  
**Phone:** (310) 884-9000

<u>25</u>	3 of 4	SW	0.09 / 467.69	79.20 / -4	RALPHS GROCERY CO #86 3827 CULVER CENTER CULVER CITY CA 90232-3365	RCRA NON GEN
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**EPA Handler ID:** CAD981580194  
**Gen Status Universe:** No Report  
**Contact Name:** SHERRIE WALTERS  
**Contact Address:** 1100 W. ARTESIA BLVD. , , COMPTON , CA, 90220 ,  
**Contact Phone No and Ext:** 310-884-4016  
**Contact Email:** SHERRIE.WALTERS@RALPHS.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Land Type:**  
**Receive Date:** 19870410  
**Location Latitude:** 34.01737  
**Location Longitude:** -118.407469

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 19870410  
**Handler Name:** RALPHS GROCERY CO #86  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> PO BOX 54143
<b>Name:</b> RALPHS GROCERY CO	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-884-4016	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90054-0000
<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 1100 W. ARTESIA BLVD.
<b>Name:</b> SHERRIE WALTERS	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> COMPTON
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-884-4016	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90220

<b>25</b>	<b>4 of 4</b>	<b>SW</b>	<b>0.09 / 467.69</b>	<b>79.20 / -4</b>	<b>Ralphp Grocery #086 3827 CULVER CENTER ST CULVER CITY CA 90232</b>	<b>CUPA LA COUNTY</b>
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**Facility ID:** FA0008506  
**CERS ID:** 10160149

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b><u>Active Facility Details</u></b>						
PE:		7040				
PE:		1001				
<b><u>Inactive Facility Details</u></b>						
PE:		7040				

<a href="#">26</a>	1 of 1	NW	0.09 / 472.76	85.53 / 2	EXODUS RECOVERY CRISIS RESIDENTIAL TREATMENT PROGRAM 3754-3756 OVERLAND AVE LOS ANGELES CA 90034	RCRA NON GEN
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**EPA Handler ID:** CAL000450655  
**Gen Status Universe:** No Report  
**Contact Name:** ROCHELLE JUDAN  
**Contact Address:** 3754-3756 OVERLAND AVE , , LOS ANGELES , CA, 90034 ,  
**Contact Phone No and Ext:** 424-384-6130  
**Contact Email:** RJUDAN@EXODUSRECOVERY.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20191115  
**Location Latitude:**  
**Location Longitude:**

#### **Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### **Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

#### **Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20191115  
**Handler Name:** EXODUS RECOVERY CRISIS RESIDENTIAL TREATMENT PROGRAM  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	3754-3756 OVERLAND AVE
<b>Name:</b>	ROCHELLE JUDAN	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	424-384-6130	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90034

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	9808 VENICE BLVD STE 700
<b>Name:</b>	LUANA MURPHY	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	CULVER CITY
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-945-3350	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90232

<a href="#">27</a>	1 of 2	SE	0.09 / 475.31	79.44 / -4	<b>THE BRANCH BUILDING 10601 W WASHINGTON BLVD CULVER CITY CA 90232</b>	<b>RCRA NON GEN</b>
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<b>EPA Handler ID:</b>	CAR000091918
<b>Gen Status Universe:</b>	No Report
<b>Contact Name:</b>	CAROL REYNOLDS
<b>Contact Address:</b>	10202 W WASHINGTON BLVD , , CULVER CITY , CA, 90232 , US
<b>Contact Phone No and Ext:</b>	310-244-8866
<b>Contact Email:</b>	
<b>Contact Country:</b>	US
<b>County Name:</b>	LOS ANGELES
<b>EPA Region:</b>	09
<b>Land Type:</b>	Private
<b>Receive Date:</b>	20080321
<b>Location Latitude:</b>	
<b>Location Longitude:</b>	

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

<b>Importer Activity:</b>	No
<b>Mixed Waste Generator:</b>	No
<b>Transporter Activity:</b>	No
<b>Transfer Facility:</b>	No
<b>Onsite Burner Exemption:</b>	No
<b>Furnace Exemption:</b>	No
<b>Underground Injection Activity:</b>	No
<b>Commercial TSD:</b>	No
<b>Used Oil Transporter:</b>	No
<b>Used Oil Transfer Facility:</b>	No
<b>Used Oil Processor:</b>	No
<b>Used Oil Refiner:</b>	No
<b>Used Oil Burner:</b>	No
<b>Used Oil Market Burner:</b>	No
<b>Used Oil Spec Marketer:</b>	No

**Hazardous Waste Handler Details**

<b>Sequence No:</b>	1
<b>Receive Date:</b>	20010213
<b>Handler Name:</b>	SONY PICTURES ENTERTAINMENT

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Source Type:</b>		Notification				
<b>Federal Waste Generator Code:</b>		N				
<b>Generator Code Description:</b>		Not a Generator, Verified				
<b><u>Waste Code Details</u></b>						
<b>Hazardous Waste Code:</b>		D001				
<b>Waste Code Description:</b>		IGNITABLE WASTE				
<b>Hazardous Waste Code:</b>		D002				
<b>Waste Code Description:</b>		CORROSIVE WASTE				
<b>Hazardous Waste Code:</b>		F002				
<b>Waste Code Description:</b>		THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLORO BENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
<b>Hazardous Waste Code:</b>		F003				
<b>Waste Code Description:</b>		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
<b>Hazardous Waste Code:</b>		F004				
<b>Waste Code Description:</b>		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: CRESOLS, CRESYLIC ACID, AND NITROBENZENE; AND THE STILL BOTTOMS FROM THE RECOVERY OF THESE SOLVENTS; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
<b>Hazardous Waste Code:</b>		F005				
<b>Waste Code Description:</b>		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
<b><u>Hazardous Waste Handler Details</u></b>						
<b>Sequence No:</b>		2				
<b>Receive Date:</b>		20050209				
<b>Handler Name:</b>		THE BRANCH BUILDING				
<b>Source Type:</b>		Notification				
<b>Federal Waste Generator Code:</b>		2				
<b>Generator Code Description:</b>		Small Quantity Generator				
<b><u>Waste Code Details</u></b>						
<b>Hazardous Waste Code:</b>		F002				
<b>Waste Code Description:</b>		THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLORO BENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Hazardous Waste Code:** F003  
**Waste Code Description:** THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

**Hazardous Waste Code:** F004  
**Waste Code Description:** THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: CRESOLS, CRESYLIC ACID, AND NITROBENZENE; AND THE STILL BOTTOMS FROM THE RECOVERY OF THESE SOLVENTS; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

**Hazardous Waste Code:** F005  
**Waste Code Description:** THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

**Hazardous Waste Handler Details**

**Sequence No:** 3  
**Receive Date:** 20080321  
**Handler Name:** THE BRANCH BUILDING  
**Source Type:** Notification  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Private	<b>Street 1:</b> 10202 W WASHINGTON BLVD
<b>Name:</b> LOT INC	<b>Street 2:</b>
<b>Date Became Current:</b> 19990920	<b>City:</b> CULVER CITY
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b>	<b>Country:</b> US
<b>Source Type:</b> Notification	<b>Zip Code:</b> 90232

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Private	<b>Street 1:</b>
<b>Name:</b> SONY PICTURES ENTERTAINMENT	<b>Street 2:</b>
<b>Date Became Current:</b> 19990920	<b>City:</b>
<b>Date Ended Current:</b>	<b>State:</b>
<b>Phone:</b>	<b>Country:</b> US
<b>Source Type:</b> Notification	<b>Zip Code:</b>

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Private	<b>Street 1:</b> 10202 W WASHINGTON BLVD
<b>Name:</b> SONY PICTURES ENTERTAINMENT	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> CULVER CITY
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-244-4000	<b>Country:</b>
<b>Source Type:</b> Notification	<b>Zip Code:</b> 90232

**Historical Handler Details**

**Receive Dt:** 20050209  
**Generator Code Description:** Small Quantity Generator

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Handler Name:</b>		THE BRANCH BUILDING				
<b>Receive Dt:</b>		20010213				
<b>Generator Code Description:</b>		Not a Generator, Verified				
<b>Handler Name:</b>		SONY PICTURES ENTERTAINMENT				

<a href="#">27</a>	2 of 2	SE	0.09 / 475.31	79.44 / -4	COBALT APTS COMMUNITY 01 10601 Washington Blvd Culver City CA 90232	ALT FUELS
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<b>ID:</b>	213383	<b>CNG Dispenser No:</b>	
<b>Fuel Type Code:</b>	ELEC: Electric	<b>CNG Site Renew Src:</b>	
<b>Station Phone:</b>	888-758-4389	<b>CNG Tot Compr Cap:</b>	
<b>Expected Date:</b>		<b>CNG Storage Cap:</b>	
<b>BD Blends:</b>		<b>CNG Fill Type Code:</b>	
<b>NG PSI:</b>		<b>CNG PSI:</b>	
<b>Federal Agency ID:</b>		<b>CNG Vehicle Class:</b>	
<b>Open Date:</b>	2022-04-03	<b>LNG Site Renew Src:</b>	
<b>Hydrogen is Retail:</b>		<b>LNG Vehicle Class:</b>	
<b>Federal Agency:</b>		<b>LPG Nozzle Types:</b>	
<b>Facility Type:</b>		<b>Hydrogen Pressures:</b>	
<b>Dt Last Confirmed:</b>	2023-08-30	<b>Hydrogen Standards:</b>	
<b>Updated at:</b>	2023-08-30 00:21:11 UTC	<b>Latitude:</b>	34.017348
<b>Access Code:</b>	public	<b>Longitude:</b>	-118.405287
<b>Access Detail Code:</b>			
<b>Groups with Access Code:</b>	Public		
<b>Groups with Access Code Fr:</b>	Public		
<b>Fed Agency Name:</b>			
<b>Hydrogen Status Link:</b>			
<b>E85 Other Ethanol Blends:</b>			
<b>NPS Unit Name:</b>			
<b>Cards Accepted:</b>			
<b>CNG Statn Sells Renewable Na:</b>			
<b>LNG Statn Sells Renewable Na:</b>			
<b>Maximum Vehicle Class:</b>			
<b>RD Blended With Biodiesel:</b>			
<b>RD Blends:</b>			
<b>RD Blends French:</b>			
<b>RD Maximum Biodiesel Level:</b>			
<b>Status:</b>	Open: The station is open.		
<b>Owner Type Desc:</b>			
<b>E85 Blender Pump Desc:</b>			
<b>NG Fill Type Desc:</b>			
<b>NG Vehicle Class Desc:</b>			
<b>Geocode Status Desc:</b>	The location is from a real GPS readout at the station.		
<b>Group with Access Desc:</b>	Publicly available to all customers.		
<b>LPG Primary Desc:</b>			
<b>Intersection Directions:</b>			
<b>Access Days Time:</b>	24 hours daily		
<b>Restricted Access:</b>			

<a href="#">28</a>	1 of 9	ENE	0.09 / 494.12	85.21 / 2	HOLIDAY MOTOR HOMES 10424 VENICE BLVD CULVER CITY CA 90232	RCRA SQG
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<b>EPA Handler ID:</b>	CAD982401135
<b>Gen Status Universe:</b>	Small Quantity Generator
<b>Contact Name:</b>	ENVIRONMENTAL MANAGER
<b>Contact Address:</b>	10424 VENICE BLVD , , CULVER CITY , CA, 90232 , US
<b>Contact Phone No and Ext:</b>	213-836-5461
<b>Contact Email:</b>	
<b>Contact Country:</b>	US
<b>County Name:</b>	LOS ANGELES
<b>EPA Region:</b>	09
<b>Land Type:</b>	Other
<b>Receive Date:</b>	19891130

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Location Latitude: 34.019676  
 Location Longitude: -118.404324

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

Importer Activity: No  
 Mixed Waste Generator: No  
 Transporter Activity: No  
 Transfer Facility: No  
 Onsite Burner Exemption: No  
 Furnace Exemption: No  
 Underground Injection Activity: No  
 Commercial TSD: No  
 Used Oil Transporter: No  
 Used Oil Transfer Facility: No  
 Used Oil Processor: No  
 Used Oil Refiner: No  
 Used Oil Burner: No  
 Used Oil Market Burner: No  
 Used Oil Spec Marketer: No

**Hazardous Waste Handler Details**

Sequence No: 1  
 Receive Date: 19891130  
 Handler Name: HOLIDAY MOTOR HOMES  
 Federal Waste Generator Code: 2  
 Generator Code Description: Small Quantity Generator  
 Source Type: Notification

**Owner/Operator Details**

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Private	Street 1:	NOT REQUIRED
Name:	NOT REQUIRED	Street 2:	
Date Became Current:		City:	NOT REQUIRED
Date Ended Current:		State:	ME
Phone:	415-555-1212	Country:	
Source Type:	Notification	Zip Code:	99999

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	NOT REQUIRED
Name:	BILL SHOFFLEBOTHAM	Street 2:	
Date Became Current:		City:	NOT REQUIRED
Date Ended Current:		State:	ME
Phone:	415-555-1212	Country:	
Source Type:	Notification	Zip Code:	99999

<a href="#">28</a>	2 of 9	ENE	0.09 / 494.12	85.21 / 2	RONY'S CAR PROS 10424 W VENICE BLVD CULVER CITY CA 90232	HAZMAT LA CITY
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Facility ID: FA0032263  
 Last Run Date: 6/1/2019  
 Source Name: In-Active Hazardous Materials (HM) Inventory

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">28</a>	3 of 9	ENE	0.09 / 494.12	85.21 / 2	RONY'S CAR PROS 10424 W VENICE BLVD CULVER CITY CA 90232	UST LA CITY

Facility ID: FA0032263  
 Data Source: Current UST Inventory; Historical Underground Storage Tank Inventory List (FA Number)

**Current UST Inventory**

Current Status: INACTIVE

**Historical UST Inventory**

Facility Status: Inactive

<a href="#">28</a>	4 of 9	ENE	0.09 / 494.12	85.21 / 2	VOLKSGOLF AUTO REPAIR 10424 VENICE BLVD #3-4 LOS ANGELES CA 90232	RCRA NON GEN
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EPA Handler ID: CAL000283519  
 Gen Status Universe: No Report  
 Contact Name: ABDON VERA  
 Contact Address: 10424 VENICE BLVD #3-4 , , LOS ANGELES , CA, 90232-0000 ,  
 Contact Phone No and Ext: 310-839-1767  
 Contact Email:  
 Contact Country:  
 County Name: LOS ANGELES  
 EPA Region: 09  
 Land Type:  
 Receive Date: 20040629  
 Location Latitude: 34.019676  
 Location Longitude: -118.404324

**Violation/Evaluation Summary**

Note: NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

Importer Activity: No  
 Mixed Waste Generator: No  
 Transporter Activity: No  
 Transfer Facility: No  
 Onsite Burner Exemption: No  
 Furnace Exemption: No  
 Underground Injection Activity: No  
 Commercial TSD: No  
 Used Oil Transporter: No  
 Used Oil Transfer Facility: No  
 Used Oil Processor: No  
 Used Oil Refiner: No  
 Used Oil Burner: No  
 Used Oil Market Burner: No  
 Used Oil Spec Marketer: No

**Hazardous Waste Handler Details**

Sequence No: 1  
 Receive Date: 20040629  
 Handler Name: VOLKSGOLF AUTO REPAIR  
 Source Type: Implementer

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Federal Waste Generator Code: N  
 Generator Code Description: Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	10424 VENICE BLVD #3-4
<b>Name:</b>	ABDON VERA	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-839-1767	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90232-0000

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	10424 VENICE BLVD #3-4
<b>Name:</b>	ABDON VERA	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-839-1767	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90232-0000

<a href="#">28</a>	5 of 9	ENE	0.09 / 494.12	85.21 / 2	HOTTIES 10424 VENICE BLVD 1 LOS ANGELES CA 90232	CUPA LA COUNTY
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Facility ID: FA0027683  
 CERS ID: 0

**Inactive Facility Details**

PE: 1001

<a href="#">28</a>	6 of 9	ENE	0.09 / 494.12	85.21 / 2	VOLKSGOLF AUTO REPAIR 10424 VENICE BLVD 3,4 LOS ANGELES CA 90232	CUPA LA COUNTY
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Facility ID: FA0027777  
 CERS ID: 10256302

**Inactive Facility Details**

PE: 1000

<a href="#">28</a>	7 of 9	ENE	0.09 / 494.12	85.21 / 2	CALIFORNIA AUTOMOTIVE SERVICE, LLC 10424 VENICE BLVD 3 & 6 CULVER CITY CA 90232	CUPA LA COUNTY
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Facility ID: FA0027779  
 CERS ID: 10262206

**Inactive Facility Details**

PE: 1001

<a href="#">28</a>	8 of 9	ENE	0.09 / 494.12	85.21 / 2	GILBERT'S AUTO REPAIR, LLC 10424 VENICE BLVD 5 & 6 CULVER CITY CA 90232	CUPA LA COUNTY
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Facility ID: FA0027776  
 CERS ID: 10260331

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Inactive Facility Details**

PE: 1000

<a href="#">28</a>	9 of 9	ENE	0.09 / 494.12	85.21 / 2	ERICSON EXECUTIVES, INC 10424 VENICE BLVD CULVER CITY CA	UST SWEEPS
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C C:	119-050-5084	D Filename:	NSITE2
BOE:		Page No:	22
Comp:	5084	County:	LOS ANGELES
Status:	INACTIVE	State :	CA
No of Tanks:		Zip:	90230
Jurisdict:	CITY OF LOS ANGELES	Latitude:	34.017891
Agency:	FIRE DEPARTMENT	Longitude:	-118.407999
Phone:	(213) 000-0000	Georesult:	S5HPNTSC-A

<a href="#">29</a>	1 of 1	W	0.10 / 515.66	81.99 / -2	VAN R DENTAL PRODUCTS 3780 S SELBY AVE LOS ANGELES CA 90034	HAZMAT LA CITY
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Facility ID: FA0009185  
 Last Run Date: 6/1/2019  
 Source Name: In-Active Hazardous Materials (HM) Inventory

<a href="#">30</a>	1 of 1	E	0.10 / 527.56	82.01 / -2	TOMBRIDGE INC. 3861 MENTONE AVE. LOS ANGELES CA 90232	RCRA NON GEN
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EPA Handler ID: CAC003248245  
 Gen Status Universe: No Report  
 Contact Name: MICHAEL NAZZAL  
 Contact Address: 11755 WILSHIRE BLVD. SUITE 2140 , , LA , CA, 90025 ,  
 Contact Phone No and Ext: 310-571-2521  
 Contact Email: MICHAEL@RONDECINTL.COM  
 Contact Country:  
 County Name: LOS ANGELES  
 EPA Region: 09  
 Land Type:  
 Receive Date: 20230822  
 Location Latitude:  
 Location Longitude:

**Violation/Evaluation Summary**

Note: NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

Importer Activity: No  
 Mixed Waste Generator: No  
 Transporter Activity: No  
 Transfer Facility: No  
 Onsite Burner Exemption: No  
 Furnace Exemption: No  
 Underground Injection Activity: No  
 Commercial TSD: No  
 Used Oil Transporter: No  
 Used Oil Transfer Facility: No  
 Used Oil Processor: No



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Used Oil Refiner:		No				
Used Oil Burner:		No				
Used Oil Market Burner:		No				
Used Oil Spec Marketer:		No				

**Hazardous Waste Handler Details**

Sequence No: 1  
 Receive Date: 20230822  
 Handler Name: TOMBRIDGE INC.  
 Source Type: Implementer  
 Federal Waste Generator Code: N  
 Generator Code Description: Not a Generator, Verified

**Owner/Operator Details**

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	11755 WILSHIRE BLVD. SUITE 2140
Name:	TOMBRIDGE INC.	Street 2:	
Date Became Current:		City:	LA
Date Ended Current:		State:	CA
Phone:	310-571-2521	Country:	
Source Type:	Implementer	Zip Code:	90025

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	11755 WILSHIRE BLVD. SUITE 2140
Name:	MICHAEL NAZZAL	Street 2:	
Date Became Current:		City:	LA
Date Ended Current:		State:	CA
Phone:	310-571-2521	Country:	
Source Type:	Implementer	Zip Code:	90025

<a href="#">31</a>	1 of 1	WSW	0.10 / 539.91	80.62 / -3	<b>RHEUMATOLOGY DIAGNOSTICS LABORATORY 10755 VENICE BLVD LOS ANGELES CA 90034</b>	<b>RCRA NON GEN</b>
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EPA Handler ID: CAC003072545  
 Gen Status Universe: No Report  
 Contact Name: SUSAN SEMLAK  
 Contact Address: 10755 VENICE BLVD , , LOS ANGELES , CA, 90034 ,  
 Contact Phone No and Ext: 310-291-3210  
 Contact Email: SSEMLAK@RDLINC.COM  
 Contact Country:  
 County Name: LOS ANGELES  
 EPA Region: 09  
 Land Type:  
 Receive Date: 20200626  
 Location Latitude:  
 Location Longitude:

**Violation/Evaluation Summary**

Note: NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

Importer Activity: No  
 Mixed Waste Generator: No  
 Transporter Activity: No  
 Transfer Facility: No  
 Onsite Burner Exemption: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Furnace Exemption:</b>		No				
<b>Underground Injection Activity:</b>		No				
<b>Commercial TSD:</b>		No				
<b>Used Oil Transporter:</b>		No				
<b>Used Oil Transfer Facility:</b>		No				
<b>Used Oil Processor:</b>		No				
<b>Used Oil Refiner:</b>		No				
<b>Used Oil Burner:</b>		No				
<b>Used Oil Market Burner:</b>		No				
<b>Used Oil Spec Marketer:</b>		No				

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20200626  
**Handler Name:** RHEUMATOLOGY DIAGNOSTICS LABORATORY  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>	
<b>Type:</b> Other	<b>Street 1:</b>	10755 VENICE BLVD
<b>Name:</b> RHEUMATOLOGY DIAGNOSTICS LABORATORY	<b>Street 2:</b>	
<b>Date Became Current:</b>	<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b>	CA
<b>Phone:</b> 310-291-3210	<b>Country:</b>	
<b>Source Type:</b> Implementer	<b>Zip Code:</b>	90034

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>	
<b>Type:</b> Other	<b>Street 1:</b>	10755 VENICE BLVD
<b>Name:</b> SUSAN SEMLAK	<b>Street 2:</b>	
<b>Date Became Current:</b>	<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b>	CA
<b>Phone:</b> 310-291-3210	<b>Country:</b>	
<b>Source Type:</b> Implementer	<b>Zip Code:</b>	90034

<a href="#">32</a>	1 of 1	WSW	0.10 / 541.25	80.62 / -3	10768 VENICE BLVD CULVER CITY CA 902323345	HMS LA
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**Site No:** 006966  
**Area:** 2M

**Detail Info**

**Permit No:** 000324620  
**File No:** 035959  
**File Name:** CULVER CENTER PARTNERS  
**Status:** Permit Closed  
**Permit Type:** Operating Industrial Waste Permit - Local Sewer  
**Permit Status:** Permit Closed  
**Permit Category:** Industrial Waste Permit

**Detail Info**

**Permit No:**  
**File No:** 072626  
**File Name:** BAJA FRESH #30142  
**Status:** File Opened, no permit exists  
**Permit Type:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Permit Status:  
Permit Category:

Detail Info

Permit No: 000020195  
 File No: I07204  
 File Name: SUPER IMAGE 1-HR PHOTO  
 Status: Permit Closed  
 Permit Type: Operating Industrial Waste Permit - Local Sewer  
 Permit Status: Permit Closed  
 Permit Category: Industrial Waste Permit

Detail Info

Permit No: 000334459  
 File No: 036741  
 File Name: BAJA FRESH MEXICAN GRILL  
 Status: Permit Closed  
 Permit Type: Operating Industrial Waste Permit - Local Sewer  
 Permit Status: Permit Closed  
 Permit Category: Industrial Waste Permit

Detail Info

Permit No: 000879134  
 File No: 063992  
 File Name: BAJA FRESH #30142  
 Status: Equipment Permitted  
 Permit Type: Operating Industrial Waste Permit - Local Sewer  
 Permit Status: Equipment Permitted  
 Permit Category: Industrial Waste Permit

<a href="#">33</a>	1 of 1	ENE	0.10 / 546.96	85.54 / 2	10420 VENICE BLVD LOS ANGELES LOS ANGELES CA	UST LA CITY
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Facility ID:  
Data Source: Historical Underground Storage Tank Inventory List (Auto ID Number)

<a href="#">34</a>	1 of 2	NNW	0.10 / 548.39	86.99 / 3	3748 KEYSTONE, LLC 3748 KEYSTONE AVENUE LOS ANGELES CA 90034	RCRA NON GEN
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EPA Handler ID: CAC003227796  
 Gen Status Universe: No Report  
 Contact Name: JUDY CHO  
 Contact Address: 15300 VENTURA BLVD, SUITE 405 , , SHERMAN OAKS , CA, 91403 ,  
 Contact Phone No and Ext: 310-735-6693  
 Contact Email: MARCFELT@MOSSCOMPANY.COM  
 Contact Country:  
 County Name: LOS ANGELES  
 EPA Region: 09  
 Land Type:  
 Receive Date: 20230414  
 Location Latitude:  
 Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20230414  
**Handler Name:** 3748 KEYSTONE, LLC  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 15300 VENTURA BLVD, SUITE 405
<b>Name:</b> 3748 KEYSTONE, LLC	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> SHERMAN OAKS
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-735-6693	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 91403

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 15300 VENTURA BLVD, SUITE 405
<b>Name:</b> JUDY CHO	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> SHERMAN OAKS
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-735-6693	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 91403

<a href="#">34</a>	2 of 2	<b>NNW</b>	<b>0.10 / 548.39</b>	<b>86.99 / 3</b>	<b>3748 KEYSTONE LLC 3748 KEYSTONE AVE LOS ANGELES CA 90034</b>	<b>RCRA NON GEN</b>
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**EPA Handler ID:** CAC003231438  
**Gen Status Universe:** No Report  
**Contact Name:** MARC FELT  
**Contact Address:** 11740 SAN VICENTE BLVD #109-636 , , LOS ANGELES , CA, 90049 ,  
**Contact Phone No and Ext:** 818-990-5999  
**Contact Email:** MARCFELT@MOSSCOMPANY.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20230508  
**Location Latitude:**  
**Location Longitude:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20230508  
**Handler Name:** 3748 KEYSTONE LLC  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 11740 SAN VICENTE BLVD #109-636
<b>Name:</b> MARC FELT	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 818-990-5999	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90049

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 11740 SAN VICENTE BLVD #109-636
<b>Name:</b> 3748 KEYSTONE LLC	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 818-990-5999	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90049

<a href="#">35</a>	1 of 2	W	0.10 / 553.68	83.69 / 0	HOWARD A ANDERSON COMPANY 3767 S OVERLAND AVE SU 104 LOS ANGELES CA 90034	HAZMAT LA CITY
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**Facility ID:** FA0008014  
**Last Run Date:** 6/1/2019  
**Source Name:** In-Active Hazardous Materials (HM) Inventory

<a href="#">35</a>	2 of 2	W	0.10 / 553.68	83.69 / 0	BIONAUT LABS INC 3767 OVERLAND AVE STE 114 LOS ANGELES CA 90034	RCRA NON GEN
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**EPA Handler ID:** CAL000469799  
**Gen Status Universe:** No Report  
**Contact Name:** DARREN BROWNELL  
**Contact Address:** 3767 OVERLAND AVE STE 114 , , LOS ANGELES , CA, 90034 ,  
**Contact Phone No and Ext:** 425-269-6252  
**Contact Email:** DARREN.BROWNELL@BIONAUTLABS.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20220406  
**Location Latitude:**  
**Location Longitude:**

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20220406  
**Handler Name:** BIONAUT LABS INC  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3767 OVERLAND AVE STE 114
<b>Name:</b> DARREN BROWNELL	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 425-269-6252	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90034

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3767 OVERLAND AVE STE 114
<b>Name:</b> BIONAUT LABS INC	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 425-269-6252	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90034



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">36</a>	1 of 1	ENE	0.11 / 571.54	85.88 / 2	10416 VENICE BLVD LOS ANGELES LOS ANGELES CA	UST LA CITY

Facility ID:  
Data Source: Historical Underground Storage Tank Inventory List (Auto ID Number)

<a href="#">37</a>	1 of 1	SE	0.12 / 609.71	78.13 / -5	10635 W WASHINGTON BLVD CULVER CITY CULVER CA	UST LA CITY
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Facility ID:  
Data Source: Historical Underground Storage Tank Inventory List (Auto ID Number)

<a href="#">38</a>	1 of 1	WNW	0.12 / 610.83	83.89 / 0	CAL AGRI PRODUCTS, LLC 10720 McCune Ave - Los Angeles CA 90034	SSTS
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EPA Region: 9  
Establishment No: 74533-CA-1  
Est Create Update Date:  
Est Site County: Los Angeles  
Est Site Country: USA  
Est Mailing Address: 10720 McCune Ave  
Est Mailing Address Line 2: 10720 McCune Ave, None  
Est Mail City: Los Angeles  
Est Mail State: CA  
Est Mail Zip: 90034  
Est Mail Country:  
Company Name: CAL AGRI PRODUCTS, LLC  
Co Site Address Line 1: 10720 McCune Ave  
Co Site Address Line 2: None  
Co Site City: Los Angeles  
Co Site State: CA  
Co Site Zip: 90034  
Co Site Country: USA  
Co Mailing Address Line 1: 10720 McCune Ave  
Co Mail Address Line 2: None  
Co Mail City: Los Angeles  
Co Mail State: CA  
Co Mail Zip: 90034  
Co Mail Country: USA

<a href="#">39</a>	1 of 5	NNW	0.12 / 615.38	87.01 / 3	STEVE ROTBLATT 3744 KEYSTONE AVE LOS ANGELES CA 90404	RCRA NON GEN
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EPA Handler ID: CAC002998067  
Gen Status Universe: No Report  
Contact Name: KB ENVIRONMENTAL, INC.  
Contact Address: 3744 KEYSTONE AVE , , LOS ANGELES , CA, 90404 ,  
Contact Phone No and Ext: 310-403-5202  
Contact Email: CAROLYN.KBEINC@GMAIL.COM  
Contact Country:  
County Name: LOS ANGELES  
EPA Region: 09  
Land Type:  
Receive Date: 20190124  
Location Latitude: 34.020411  
Location Longitude: -118.407023

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20190124  
**Handler Name:** STEVE ROTBLATT  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3744 KEYSTONE AVE
<b>Name:</b> KB ENVIRONMENTAL, INC.	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-403-5202	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90404

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3744 KEYSTONE AVE
<b>Name:</b> STEVE ROTBLATT	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-403-5202	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90404

<a href="#">39</a>	2 of 5	NNW	0.12 / 615.38	87.01 / 3	JKM APTS LLC 3744 KEYSTONE AVE UNIT 6 LOS ANGELES CA 90034	RCRA NON GEN
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**EPA Handler ID:** CAC002994806  
**Gen Status Universe:** No Report  
**Contact Name:** STEVE ROTBLATT  
**Contact Address:** 3017 SANTA MONICA BLVD , #305 , SANTA MONICA , CA, 90404 ,  
**Contact Phone No and Ext:** 310-403-5202  
**Contact Email:** KRISTINE.RAMOS@PEAS1.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Receive Date:** 20190102  
**Location Latitude:** 34.020411  
**Location Longitude:** -118.407023

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20190102  
**Handler Name:** JKM APTS LLC  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3017 SANTA MONICA BLVD
<b>Name:</b> JKM APTS LLC	<b>Street 2:</b> #305
<b>Date Became Current:</b>	<b>City:</b> SANTA MONICA
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-403-5202	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90404

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3017 SANTA MONICA BLVD
<b>Name:</b> STEVE ROTBLATT	<b>Street 2:</b> #305
<b>Date Became Current:</b>	<b>City:</b> SANTA MONICA
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-403-5202	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90404

<a href="#">39</a>	3 of 5	NNW	0.12 / 615.38	87.01 / 3	JKM PROPERTIES 3744 KEYSTONE AVE APT 6 LOS ANGELES CA 90034	RCRA NON GEN
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**EPA Handler ID:** CAC002994583  
**Gen Status Universe:** No Report  
**Contact Name:** JKM PROPERTIES  
**Contact Address:** 3744 KEYSTONE AVE , , LOS ANGELES , CA, 90034 ,  
**Contact Phone No and Ext:** 310-403-5202

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Contact Email:</b>		KRISTINE.RAMOS@PEAS1.COM				
<b>Contact Country:</b>						
<b>County Name:</b>		LOS ANGELES				
<b>EPA Region:</b>		09				
<b>Land Type:</b>						
<b>Receive Date:</b>		20181228				
<b>Location Latitude:</b>		34.020411				
<b>Location Longitude:</b>		-118.407023				

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20181228  
**Handler Name:** JKM PROPERTIES  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	3744 KEYSTONE AVE
<b>Name:</b>	JKM PROPERTIES	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-403-5202	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90034
<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	3744 KEYSTONE AVE
<b>Name:</b>	JKM PROPERTIES	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-403-5202	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90034

<a href="#">39</a>	4 of 5	NNW	0.12 / 615.38	87.01 / 3	STEVE ROTBLATT 3744 KEYSTONE AVE #6 LOS ANGELES CA 90034	RCRA NON GEN
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**EPA Handler ID:** CAC003050760  
**Gen Status Universe:** No Report  
**Contact Name:** STEVE ROTBLATT  
**Contact Address:** 3744 KEYSTONE AVE #6 , , LOS ANGELES , CA, 90034 ,  
**Contact Phone No and Ext:** 310-403-5202  
**Contact Email:** JKMAPARTMENTS@GMAIL.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20200113  
**Location Latitude:**  
**Location Longitude:**

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20200113  
**Handler Name:** STEVE ROTBLATT  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3744 KEYSTONE AVE #6
<b>Name:</b> STEVE ROTBLATT	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-403-5202	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90034
<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3744 KEYSTONE AVE #6
<b>Name:</b> STEVE ROTBLATT	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-403-5202	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90034

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">39</a>	5 of 5	NNW	0.12 / 615.38	87.01 / 3	STEVE ROTBLATT 3744 KEYSTONE AVE #9, #12 LOS ANGELES CA 90034	RCRA NON GEN

**EPA Handler ID:** CAC003065319  
**Gen Status Universe:** No Report  
**Contact Name:** STEVE ROTBLATT  
**Contact Address:** 3744 KEYSTONE AVE , #9, #12 , LOS ANGELES , CA, 90034 ,  
**Contact Phone No and Ext:** 310-403-5202  
**Contact Email:** JKMAPARTMENTS@GMAIL.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20200504  
**Location Latitude:**  
**Location Longitude:**

#### Violation/Evaluation Summary

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 20200504  
**Handler Name:** STEVE ROTBLATT  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

#### Owner/Operator Details

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3744 KEYSTONE AVE
<b>Name:</b> STEVE ROTBLATT	<b>Street 2:</b> #9, #12
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-403-5202	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90034
<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3744 KEYSTONE AVE
<b>Name:</b> STEVE ROTBLATT	<b>Street 2:</b> #9, #12



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Date Became Current:</b>				<b>City:</b>	LOS ANGELES	
<b>Date Ended Current:</b>				<b>State:</b>	CA	
<b>Phone:</b>	310-403-5202		<b>Country:</b>			
<b>Source Type:</b>	Implementer		<b>Zip Code:</b>	90034		

[40](#)    1 of 4    **SSE**    0.12 / 621.96    76.58 / -7    **O'REILLY AUTO PARTS #3204  
3899 OVERLAND AVE  
CULVER CITY CA 90232**    **CERS HAZ**

**Site ID:** 139303  
**Latitude:** 34.016931  
**Longitude:** -118.405625

**Regulated Programs**

**EI ID:** 10302322    **EI Description:** Chemical Storage Facilities  
**EI ID:** 10302322    **EI Description:** Hazardous Waste Generator

**Violations**

**Violation Date:** 03/22/2017    **Violation Source:** CERS  
**Violation Program:** HMRRP    **Violation Division:** Culver City Fire Department  
**Citation:** Un-Specified  
**Violation Notes:**

Returned to compliance on 04/11/2017. Add Drained Used Oil Filters to CERS Acct. 704 placard needed on building.

**Violation Description:**

Business Plan Program - Operations/Maintenance - General Local Ordinance

**Violations**

**Violation Date:** 01/04/2017    **Violation Source:** CERS  
**Violation Program:** HW    **Violation Division:** Los Angeles County Fire Department  
**Citation:** HSC 6.5 25250.22 - California Health and Safety Code, Chapter 6.5, Section(s) 25250.22  
**Violation Notes:**

Returned to compliance on 04/06/2017. OBSERVATION: Generator failed to properly handle, manage, label, and/or recycle used oil and fuel filters. Observed 2(55 G) drained used oil filters. CORRECTIVE ACTION: Owner/Operator shall immediately comply with the Title 22 regulations with regards to the proper handling, management, labeling and recycling of used oil and fuel filters. Verify compliance with the CUPA within 02/04/17.

**Violation Description:**

Failure to properly manage used oil and/or fuel filters in accordance with the requirements.

**Violations**

**Violation Date:** 11/05/2020    **Violation Source:** CERS  
**Violation Program:** HW    **Violation Division:** Los Angeles County Fire Department  
**Citation:** 40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173  
**Violation Notes:**

Returned to compliance on 12/08/2020. OBSERVATION: Open small containers of varied sizes collecting waste oil received from customers were observed open. CORRECTIVE ACTION: Submit photos to the CUPA demonstrating that the container listed above has been properly closed.

**Violation Description:**

Failure to meet the following container management requirements:

- (a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste.
- (b) A container holding hazardous waste must not be opened, handled, or stored in a manner which may rupture the container or cause it to leak.

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Violations**

**Violation Date:** 11/05/2020  
**Violation Program:** HW  
**Citation:** 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)  
**Violation Source:** CERS  
**Violation Division:** Los Angeles County Fire Department  
**Violation Notes:**

Returned to compliance on 12/08/2020. OBSERVATION: Containers of varied sizes without required labels observed being used to store waste oil received from customers. The tank was observed full and overflow was being stored in various unlabeled containers. Per manager, they called for pick up the prior day. CORRECTIVE ACTION: Submit photos to the CUPA demonstrating that the container listed are maintained properly labeled or discontinue use of small cotainers.

**Violation Description:**

Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

**Violations**

**Violation Date:** 01/09/2014  
**Violation Program:** HW  
**Citation:** 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)  
**Violation Source:** CERS  
**Violation Division:** Los Angeles County Fire Department  
**Violation Notes:**

**Violation Description:**

Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.

**Violations**

**Violation Date:** 09/05/2023  
**Violation Program:** HW  
**Citation:** 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)  
**Violation Source:** CERS  
**Violation Division:** Los Angeles County Fire Department  
**Violation Notes:**

Returned to compliance on 09/15/2023. OBSERVATION: Uniform Hazardous Waste Manifests for used oil, used oil filters, used absorbents were not available at the time of inspection. CORRECTIVE ACTION: Locate a copy of all manifests for used oil, used oil, and used absorbents and submit copies to the CUPA.

**Violation Description:**

Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste.

**Violations**

**Violation Date:** 11/05/2020  
**Violation Program:** HW  
**Citation:** 40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31  
**Violation Source:** CERS  
**Violation Division:** Los Angeles County Fire Department  
**Violation Notes:**

Returned to compliance on 12/08/2020. OBSERVATION: Waste oil was observed at floor surface surrounding waste oil tank. Containers observed open and in aisle - easily able to be kicked or accidentally spilled. CORRECTIVE ACTION: Submit photos/documentation to the CUPA demonstrating the spill has been properly removed and managed.

**Violation Description:**

Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, or surface water which could threaten human health or the environment.

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Violations**

<b>Violation Date:</b>	02/17/2023	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HMRRP	<b>Violation Division:</b>	Culver City Fire Department
<b>Citation:</b>	Un-Specified		
<b>Violation Notes:</b>			

Returned to compliance on 02/25/2023. OBSERVATION: Waste oil was spilled on top of and around used oil container. ACTION: Cleanup and properly store used oil. Cleared via photos sent on 2/25/2023 Will be verified during a follow-up inspection.

**Violation Description:**

Business Plan Program - Release/Leaks/Spills - General Local Ordinance

**Evaluations**

<b>Eval Date:</b>	09/04/2014
<b>Violations Found:</b>	No
<b>Eval General Type:</b>	Other/Unknown
<b>Eval Type:</b>	Other, not routine, done by local agency
<b>Eval Division:</b>	Los Angeles County Fire Department
<b>Eval Program:</b>	HW
<b>Eval Source:</b>	CERS
<b>Eval Notes:</b>	

<b>Eval Date:</b>	09/15/2023
<b>Violations Found:</b>	No
<b>Eval General Type:</b>	Other/Unknown
<b>Eval Type:</b>	Other, not routine, done by local agency
<b>Eval Division:</b>	Los Angeles County Fire Department
<b>Eval Program:</b>	HW
<b>Eval Source:</b>	CERS
<b>Eval Notes:</b>	

<b>Eval Date:</b>	12/08/2020
<b>Violations Found:</b>	No
<b>Eval General Type:</b>	Compliance Evaluation Inspection
<b>Eval Type:</b>	Routine done by local agency
<b>Eval Division:</b>	Los Angeles County Fire Department
<b>Eval Program:</b>	HW
<b>Eval Source:</b>	CERS
<b>Eval Notes:</b>	

Follow up conducted at auto parts retail store. All violations observed corrected - Notice to Comply has been abated.; Note: data in [EVAL Notes] field for some records is truncated from the source.

<b>Eval Date:</b>	01/04/2017
<b>Violations Found:</b>	Yes
<b>Eval General Type:</b>	Compliance Evaluation Inspection
<b>Eval Type:</b>	Routine done by local agency
<b>Eval Division:</b>	Los Angeles County Fire Department
<b>Eval Program:</b>	HW
<b>Eval Source:</b>	CERS
<b>Eval Notes:</b>	

Gilbert Audelo; Note: data in [EVAL Notes] field for some records is truncated from the source.

<b>Eval Date:</b>	01/09/2014
<b>Violations Found:</b>	No
<b>Eval General Type:</b>	Compliance Evaluation Inspection
<b>Eval Type:</b>	Routine done by local agency
<b>Eval Division:</b>	Los Angeles County Fire Department
<b>Eval Program:</b>	HW

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Eval Source:** CERS  
**Eval Notes:**

**Eval Date:** 09/05/2023  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

Ralph Victoria, Store Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 02/17/2023  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Culver City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Inspection by A.Domanski, consent by Ralph Victoria. Reviewed HMBP, all elements current. New employee was currently being trained and showed me the program they use for business. Site map, inventory all accurate. Small spill around hazwaste area, but not large enough to warrant major violation. Will follow up in a week.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 04/06/2017  
**Violations Found:** No  
**Eval General Type:** Other/Unknown  
**Eval Type:** Other, not routine, done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

**Eval Date:** 02/18/2020  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Culver City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Inspection performed by A.Domanski and FP volunteer, Pedro. Consent given by on-duty manager. HMBP verified.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 04/15/2014  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Culver City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Inspectors: T. Mac Tavish, J. Luna; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 03/23/2017  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Culver City Fire Department

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Inspected by: J.Luna Consent by: David Lee (manager); Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 05/16/2014  
**Violations Found:** No  
**Eval General Type:** Other/Unknown  
**Eval Type:** Other, not routine, done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

**Eval Date:** 11/05/2020  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

Anthony Martinez, employee, and Kevin Vado, Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 01/09/2014  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

Inspected by Magdalena Ordonez.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Affiliations**

**Affil Type Desc:** Property Owner  
**Entity Name:** EQUITY ONE (CULVER) LLC  
**Entity Title:**  
**Address:** DEPT 3319  
**City:** Los Angeles  
**State:** CA  
**Country:** United States  
**Zip Code:** 90084-3319  
**Phone:** (213) 553-2254

**Affil Type Desc:** CUPA District  
**Entity Name:** Los Angeles County Fire  
**Entity Title:**  
**Address:** 5825 Rickenbacker Road  
**City:** Commerce  
**State:** CA  
**Country:**  
**Zip Code:** 90040-3027  
**Phone:** (323) 890-4000

**Affil Type Desc:** Environmental Contact  
**Entity Name:** 3E, Regulatory Department/O'Reilly Auto Parts  
**Entity Title:**  
**Address:** 3207 Grey Hawk Court, Suite 200  
**City:** Carlsbad  
**State:** CA

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Country:</b>						
<b>Zip Code:</b>		92010				
<b>Phone:</b>						
<b>Affil Type Desc:</b>		Operator				
<b>Entity Name:</b>		O'Reilly Auto Enterprises, L.L.C.				
<b>Entity Title:</b>						
<b>Address:</b>						
<b>City:</b>						
<b>State:</b>						
<b>Country:</b>						
<b>Zip Code:</b>						
<b>Phone:</b>		(417) 862-3333				
<b>Affil Type Desc:</b>		Document Preparer				
<b>Entity Name:</b>		Kristian Babick, Agent for O'Reilly Auto Enterprises, L.L.C.				
<b>Entity Title:</b>						
<b>Address:</b>						
<b>City:</b>						
<b>State:</b>						
<b>Country:</b>						
<b>Zip Code:</b>						
<b>Phone:</b>						
<b>Affil Type Desc:</b>		Identification Signer				
<b>Entity Name:</b>		Kristian Babick, Agent for O'Reilly Auto Enterprises, L.L.C.				
<b>Entity Title:</b>		Regulatory Compliance Coordinator, 3E				
<b>Address:</b>						
<b>City:</b>						
<b>State:</b>						
<b>Country:</b>						
<b>Zip Code:</b>						
<b>Phone:</b>						
<b>Affil Type Desc:</b>		Facility Mailing Address				
<b>Entity Name:</b>		Mailing Address				
<b>Entity Title:</b>						
<b>Address:</b>		3E, Reg Dept/O'Reilly Auto Parts, 3207 Grey Hawk Ct, Suite 200				
<b>City:</b>		Carlsbad				
<b>State:</b>		CA				
<b>Country:</b>						
<b>Zip Code:</b>		92010				
<b>Phone:</b>						
<b>Affil Type Desc:</b>		Parent Corporation				
<b>Entity Name:</b>		O'Reilly Auto Parts				
<b>Entity Title:</b>						
<b>Address:</b>						
<b>City:</b>						
<b>State:</b>						
<b>Country:</b>						
<b>Zip Code:</b>						
<b>Phone:</b>						
<b>Affil Type Desc:</b>		Legal Owner				
<b>Entity Name:</b>		O'Reilly Auto Enterprises, L.L.C.				
<b>Entity Title:</b>						
<b>Address:</b>		233 S Patterson Ave				
<b>City:</b>		Springfield				
<b>State:</b>		MO				
<b>Country:</b>		United States				
<b>Zip Code:</b>		65802				
<b>Phone:</b>		(417) 862-3333				

**Coordinates**

**Env Int Type Code:** HWG **Longitude:** -118.405630  
**Program ID:** 10302322 **Coord Name:**



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Latitude:	34.016930				Ref Point Type Desc: Center of a facility or station.	

<a href="#">40</a>	2 of 4	SSE	0.12 / 621.96	76.58 / -7	O'REILLY AUTO PARTS STORE 3204 3899 OVERLAND AVE CULVER CITY CA 90232	RCRA NON GEN
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**EPA Handler ID:** CAL000392968  
**Gen Status Universe:** No Report  
**Contact Name:** JOHN BOUNDS  
**Contact Address:** 233 S. PATTERSON AVE. , , SPRINGFIELD , MO, 65802 ,  
**Contact Phone No and Ext:** 417-520-4589  
**Contact Email:** JBOUNDS2@OREILLYAUTO.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20140115  
**Location Latitude:** 34.016499  
**Location Longitude:** -118.406237

#### Violation/Evaluation Summary

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 20140115  
**Handler Name:** O'REILLY AUTO PARTS STORE 3204  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

#### Owner/Operator Details

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 233 S PATTERSON
<b>Name:</b> O'REILLY AUTO PARTS	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> SPRINGFIELD
<b>Date Ended Current:</b>	<b>State:</b> MO
<b>Phone:</b> 417-862-3333	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 65802-0000

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Owner/Operator Ind:</b>	Current Operator				<b>Street No:</b>	
<b>Type:</b>	Other				<b>Street 1:</b>	233 S. PATTERSON AVE.
<b>Name:</b>	JOHN BOUNDS				<b>Street 2:</b>	
<b>Date Became Current:</b>					<b>City:</b>	SPRINGFIELD
<b>Date Ended Current:</b>					<b>State:</b>	MO
<b>Phone:</b>	417-520-4589				<b>Country:</b>	
<b>Source Type:</b>	Implementer				<b>Zip Code:</b>	65802

[40](#) 3 of 4 SSE 0.12 / 621.96 76.58 / -7 O'REILLY AUTO PARTS #3204 3899 OVERLAND AVE CULVER CITY CA 90232 CUPA LA COUNTY

**Facility ID:** FA0034012  
**CERS ID:** 10302322

Active Facility Details

**PE:** 1001  
**PE:** 7040

Inactive Facility Details

**PE:** 7040

[40](#) 4 of 4 SSE 0.12 / 621.96 76.58 / -7 O'REILLY AUTO PARTS #3204 3899 OVERLAND AVE CULVER CITY CA 90232 C&D DEBRIS RECY

**County:** LOS ANGELES  
**Activity Type:** USED OIL COLLECTION  
**Phone No:**

[41](#) 1 of 1 SSW 0.12 / 646.79 75.85 / -8 DR. LORI ANNES 3844 CULVER CENTER SUITE B CULVER CITY CA 90232-3303 RCRA NON GEN

**EPA Handler ID:** CAC002978370  
**Gen Status Universe:** No Report  
**Contact Name:** NIEL HU  
**Contact Address:** 915 WILSHIRE BOULEVARD SUITE 2200 , , LOS ANGELES , CA, 90017-3451 ,  
**Contact Phone No and Ext:** 213-553-2229  
**Contact Email:** NANCYRUIZ@ALLIANCE-ENVIRO.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20180830  
**Location Latitude:** 34.016953  
**Location Longitude:** -118.407078

Violation/Evaluation Summary

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Transfer Facility:</b>		No				
<b>Onsite Burner Exemption:</b>		No				
<b>Furnace Exemption:</b>		No				
<b>Underground Injection Activity:</b>		No				
<b>Commercial TSD:</b>		No				
<b>Used Oil Transporter:</b>		No				
<b>Used Oil Transfer Facility:</b>		No				
<b>Used Oil Processor:</b>		No				
<b>Used Oil Refiner:</b>		No				
<b>Used Oil Burner:</b>		No				
<b>Used Oil Market Burner:</b>		No				
<b>Used Oil Spec Marketer:</b>		No				

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20180830  
**Handler Name:** DR. LORI ANNES  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>	
<b>Type:</b> Other	<b>Street 1:</b>	915 WILSHIRE BOULEVARD SUITE 2200
<b>Name:</b> EQUITY ONE,LLC. C/O REGENCY CENTERS	<b>Street 2:</b>	
<b>Date Became Current:</b>	<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b>	CA
<b>Phone:</b> 213-553-2229	<b>Country:</b>	
<b>Source Type:</b> Implementer	<b>Zip Code:</b>	90017-3451

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>	
<b>Type:</b> Other	<b>Street 1:</b>	915 WILSHIRE BOULEVARD SUITE 2200
<b>Name:</b> NIEL HU	<b>Street 2:</b>	
<b>Date Became Current:</b>	<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b>	CA
<b>Phone:</b> 213-553-2229	<b>Country:</b>	
<b>Source Type:</b> Implementer	<b>Zip Code:</b>	90017-3451

<a href="#">42</a>	1 of 1	<b>ENE</b>	<b>0.12 / 650.35</b>	<b>86.21 / 3</b>	<b>10400 VENICE BLVD LOS ANGELES LOS ANGELES CA</b>	<b>UST LA CITY</b>
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**Facility ID:**  
**Data Source:** Historical Underground Storage Tank Inventory List (Auto ID Number)

<a href="#">43</a>	1 of 2	<b>SSE</b>	<b>0.12 / 651.54</b>	<b>75.83 / -8</b>	<b>10705 WASHINGTON BLVD CULVER CITY CA 902323342</b>	<b>HMS LA</b>
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**Site No:** 013748  
**Area:** 2M

**Detail Info**

**Permit No:** 000996908  
**File No:** 070682  
**File Name:** SIDECAR DOUGHNUTS & COFFEE  
**Status:** Equipment Permitted  
**Permit Type:** Operating Industrial Waste Permit - Local Sewer  
**Permit Status:** Equipment Permitted  
**Permit Category:** Industrial Waste Permit

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Detail Info**

**Permit No:** 000151071  
**File No:** 014173  
**File Name:** HOWARD RYAN  
**Status:** Equipment Removed  
**Permit Type:** Underground Storage Tank Operating Permit  
**Permit Status:** Equipment Removed  
**Permit Category:** Underground Storage Tank

<a href="#">43</a>	2 of2	SSE	0.12 / 651.54	75.83 / -8	HOWARD RYAN 10705 WASHINGTON BLVD CULVER CITY CA	UST SWEEPS
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<b>C C:</b>	A19-000-14173	<b>D Filename:</b>	SITE04A
<b>BOE:</b>		<b>Page No:</b>	199
<b>Comp:</b>	14173	<b>County:</b>	LOS ANGELES
<b>Status:</b>	ACTIVE	<b>State :</b>	CA
<b>No of Tanks:</b>		<b>Zip:</b>	91402
<b>Jurisdct:</b>	LOS ANGELES COUNTY	<b>Latitude:</b>	34.016804
<b>Agency:</b>	WASTE MANAGEMENT DEPARTMENT	<b>Longitude:</b>	-118.405947
<b>Phone:</b>		<b>Georesult:</b>	S5HPNTSC-A

<a href="#">44</a>	1 of1	SSE	0.13 / 664.94	76.15 / -7	3900 OVERLAND AVE CULVER CITY CA 90232	HMS LA
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**Site No:** 006889  
**Area:** 2M

**Detail Info**

**Permit No:** 000020104  
**File No:** I07121  
**File Name:** WOOD-CALLAHAN OIL CO  
**Status:** Permit Closed  
**Permit Type:** Operating Industrial Waste Permit - Local Sewer  
**Permit Status:** Permit Closed  
**Permit Category:** Industrial Waste Permit

<a href="#">45</a>	1 of1	SSE	0.13 / 666.62	75.63 / -8	10700 WASHINGTON BLVD CULVER CITY CA 902323314	HMS LA
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**Site No:** 030901  
**Area:** 2M

**Detail Info**

**Permit No:** 000634596  
**File No:** 052731  
**File Name:** SAMOSA HOUSE  
**Status:** Equipment Permitted  
**Permit Type:** Operating Industrial Waste Permit - Local Sewer  
**Permit Status:** Equipment Permitted  
**Permit Category:** Industrial Waste Permit

**Detail Info**

**Permit No:**  
**File No:** 046616

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**File Name:** WINCHELLS DONUT HOUSE  
**Status:** File Opened, no permit exists  
**Permit Type:**  
**Permit Status:**  
**Permit Category:**

<a href="#">46</a>	1 of 1	W	0.13 / 681.31	83.50 / 0	10730 MC CUNE AVE LOS ANGELES LOS ANGELES CA	UST LA CITY
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**Facility ID:**  
**Data Source:** Historical Underground Storage Tank Inventory List (Auto ID Number)

<a href="#">47</a>	1 of 8	E	0.13 / 702.64	81.77 / -2	PACIFIC BODY AND COLLISION 10429 WASHINGTON BLVD LOS ANGELES CA 90034	RCRA SQG
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**EPA Handler ID:** CA0000058305  
**Gen Status Universe:** Small Quantity Generator  
**Contact Name:** KASRA VAHMI  
**Contact Address:** 10429 WASHINGTON BLVD , , LOS ANGELES , CA, 90034 , US  
**Contact Phone No and Ext:** 310-829-5406  
**Contact Email:**  
**Contact Country:** US  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:** Private  
**Receive Date:** 19931110  
**Location Latitude:** 33.985085  
**Location Longitude:** -118.457161

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 19931110  
**Handler Name:** PACIFIC BODY AND COLLISION  
**Federal Waste Generator Code:** 2  
**Generator Code Description:** Small Quantity Generator  
**Source Type:** Notification

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Private	<b>Street 1:</b>	8695 VENICE BLVD
<b>Name:</b>	KASRA VAHMI	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-839-1140	<b>Country:</b>	
<b>Source Type:</b>	Notification	<b>Zip Code:</b>	90034

<a href="#">47</a>	2 of 8	E	0.13 / 702.64	81.77 / -2	ULTIMATE COACHW30KS, INC. 10429 WASHINGTON BLVD CULVER CITY CA 90232	EMISSIONS
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**2015 Toxic Data**

<b>Facility ID:</b>	129239	<b>COID:</b>	LA
<b>Facility SIC Code:</b>	7532	<b>DISN:</b>	SOUTH COAST AQMD
<b>CO:</b>	19	<b>CHAPIS:</b>	
<b>Air Basin:</b>	SC	<b>CERR Code:</b>	
<b>District:</b>	SC		
<b>TS:</b>			
<b>Health Risk Asmt:</b>			
<b>Non-Cancer Chronic Haz Ind:</b>			
<b>Non-Cancer Acute Haz Ind:</b>			

<a href="#">47</a>	3 of 8	E	0.13 / 702.64	81.77 / -2	WERKSTATT BODY SHOP, JAY R ZAR 10429 WASHINGTON BL CULVER CITY CA 90230	EMISSIONS
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**1987 Criteria Data**

<b>Facility ID:</b>	43912	<b>CERR Code:</b>	
<b>Facility SIC Code:</b>	7538	<b>TOGT:</b>	2.1
<b>CO:</b>	19	<b>ROGT:</b>	2.0328
<b>Air Basin:</b>	SC	<b>COT:</b>	
<b>District:</b>	SC	<b>NOXT:</b>	
<b>COID:</b>	LA	<b>SOXT:</b>	
<b>DISN:</b>	SOUTH COAST AQMD	<b>PMT:</b>	0
<b>CHAPIS:</b>		<b>PM10T:</b>	0

**1987 Toxic Data**

<b>Facility ID:</b>	43912	<b>COID:</b>	LA
<b>Facility SIC Code:</b>	7538	<b>DISN:</b>	SOUTH COAST AQMD
<b>CO:</b>	19	<b>CHAPIS:</b>	
<b>Air Basin:</b>	SC	<b>CERR Code:</b>	
<b>District:</b>	SC		
<b>TS:</b>			
<b>Health Risk Asmt:</b>			
<b>Non-Cancer Chronic Haz Ind:</b>			
<b>Non-Cancer Acute Haz Ind:</b>			

**1990 Criteria Data**

<b>Facility ID:</b>	43912	<b>CERR Code:</b>	
<b>Facility SIC Code:</b>	7538	<b>TOGT:</b>	1.4
<b>CO:</b>	19	<b>ROGT:</b>	1.3552



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Air Basin:	SC				COT:	
District:	SC				NOXT:	
COID:	LA				SOXT:	
DISN:	SOUTH COAST AQMD				PMT:	0
CHAPIS:					PM10T:	0

**1990 Toxic Data**

Facility ID:	43912				COID:	LA
Facility SIC Code:	7538				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

<a href="#">47</a>	4 of 8	E	0.13 / 702.64	81.77 / -2	ULTIMATE COACHWORKS, INC. 10429 WASHINGTON BLVD CULVER CITY CA 90232	EMISSIONS
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**2016 Toxic Data**

Facility ID:	129239				TS:	
Facility SIC Code:	7532				HRA:	
CERR CODE:					CH Index:	
COID:	LA				AH Index:	
CO:	19				Air Basin:	SC
DISN:	SOUTH COAST AQMD				District:	SC
CHAPIS:						

**2017 Toxic Data**

Facility ID:	129239				COID:	LA
Facility SIC Code:	7532				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

**2018 Toxic Data**

Facility ID:	129239				COID:	LA
Facility SIC Code:	7532				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

**2019 Toxic Data**

CO:	19				DISN:	SOUTH COAST AQMD
Air Basin:	SC				CHAPIS:	
Facility ID:	129239				CERR Code:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**District:** SC  
**Facility SIC Code:** 7532  
**COID:** LA  
**Non-Cancer Chronic Haz Ind:**  
**Non-Cancer Acute Haz Ind:**

**TS:**  
**Health Risk Asmt:**

<a href="#">47</a>	5 of 8	E	0.13 / 702.64	81.77 / -2	ULTIMATE COACHWORKS INC 10429 WASHINGTON BLVD CULVER CITY CA 90232	CUPA LA COUNTY
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**Facility ID:** FA0028978  
**CERS ID:** 10259551

Active Facility Details

**PE:** 1001

<a href="#">47</a>	6 of 8	E	0.13 / 702.64	81.77 / -2	WERKSTATT BODY SHOP 10429 W WASHINGTON BLVD CULVER CITY CA	UST SWEEPS
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<b>C C:</b>	A19-050-8171	<b>D Filename:</b>	SITE08A
<b>BOE:</b>		<b>Page No:</b>	15
<b>Comp:</b>	8171	<b>County:</b>	LOS ANGELES
<b>Status:</b>	ACTIVE	<b>State :</b>	CA
<b>No of Tanks:</b>		<b>Zip:</b>	90232
<b>Jurisdict:</b>	CITY OF LOS ANGELES	<b>Latitude:</b>	34.018412
<b>Agency:</b>	FIRE DEPARTMENT	<b>Longitude:</b>	-118.403311
<b>Phone:</b>		<b>Georesult:</b>	S5HPNTSCZA

<a href="#">47</a>	7 of 8	E	0.13 / 702.64	81.77 / -2	ULTIMATE COACHWORKS INC 10429 WASHINGTON BLVD CULVER CITY CA 90232-3121	RCRA NON GEN
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**EPA Handler ID:** CAL000334364  
**Gen Status Universe:** No Report  
**Contact Name:** GARY KAWAKAMI  
**Contact Address:** 10429 WASHINGTON BLVD , , CULVER CITY , CA, 90232 ,  
**Contact Phone No and Ext:** 310-559-1562  
**Contact Email:** ULTIMATECOACHWORKS@YAHOO.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20080711  
**Location Latitude:**  
**Location Longitude:**

Violation/Evaluation Summary

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Used Oil Transporter: No  
 Used Oil Transfer Facility: No  
 Used Oil Processor: No  
 Used Oil Refiner: No  
 Used Oil Burner: No  
 Used Oil Market Burner: No  
 Used Oil Spec Marketer: No

**Hazardous Waste Handler Details**

Sequence No: 1  
 Receive Date: 20080711  
 Handler Name: ULTIMATE COACHWORKS INC  
 Source Type: Implementer  
 Federal Waste Generator Code: N  
 Generator Code Description: Not a Generator, Verified

**Owner/Operator Details**

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	10429 WASHINGTON BLVD
Name:	GARY KAWAKAMI	Street 2:	
Date Became Current:		City:	CULVER CITY
Date Ended Current:		State:	CA
Phone:	310-559-1562	Country:	
Source Type:	Implementer	Zip Code:	90232

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	10429 WASHINGTON BLVD
Name:	ULTIMATE COACHWORKS INC	Street 2:	
Date Became Current:		City:	CULVER CITY
Date Ended Current:		State:	CA
Phone:	310-559-1562	Country:	
Source Type:	Implementer	Zip Code:	90232-3121

<a href="#">47</a>	8 of 8	E	0.13 / 702.64	81.77 / -2	ULTIMATE COACHWORKS, INC 10429 W WASHINGTON BLVD CULVER CITY CA 90232	UST LA CITY
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Facility ID: FA0035860  
 Data Source: Historical Underground Storage Tank Inventory List (FA Number)

**Historical UST Inventory**

Facility Status: Active

<a href="#">48</a>	1 of 29	ESE	0.13 / 710.92	79.77 / -4	SONY PICTURES STUDIOS 10202 W WASHINGTON BLVD CULVER CITY CA 90232-3119	RCRA LQG
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EPA Handler ID: CAD054866637  
 Gen Status Universe: Large Quantity Generator  
 Contact Name: CULLEN KUNKEL  
 Contact Address: 10202 , WEST WASHINGTON BLVD , , CULVER CITY , CA, 90232 , US  
 Contact Phone No and Ext: 310-244-8866  
 Contact Email: CULLEN\_KUNKEL@SPE.SONY.COM  
 Contact Country: US  
 County Name: LOS ANGELES  
 EPA Region: 09  
 Land Type: Private  
 Receive Date: 20220328  
 Location Latitude: 34.016338  
 Location Longitude: -118.406051

**Violation/Evaluation Summary**

**Note:** VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Oct, 2023.

**Violation Details**

**Found Violation:** Yes  
**Citation:**  
**Violation Short Description:** Generators - General  
**Violation Type:** 262.A  
**Violation Determined Date:** 20091007  
**Scheduled Compliance Date:**  
**Return to Compliance:** Documented  
**Actual Return to Compl:** 20091007  
**Violation Responsible Agency:** State

**Enforcement Details**

**Enforcement Type:** 120  
**Enforcement Type Description:** WRITTEN INFORMAL  
**Enforcement Action Date:** 20091007  
**Enf Disposition Status:**  
**Disposition Status Date:**  
**Enforcement Lead Agency:** State  
**Proposed Penalty Amount:**  
**Final Amount:**  
**Paid Amount:**

**Violation Details**

**Found Violation:** Yes  
**Citation:**  
**Violation Short Description:** Generators - Records/Reporting  
**Violation Type:** 262.D  
**Violation Determined Date:** 20070125  
**Scheduled Compliance Date:**  
**Return to Compliance:** Documented  
**Actual Return to Compl:** 20070604  
**Violation Responsible Agency:** EPA

**Enforcement Details**

**Enforcement Type:** 161  
**Enforcement Type Description:**  
**Enforcement Action Date:** 20070606  
**Enf Disposition Status:**  
**Disposition Status Date:**  
**Enforcement Lead Agency:** EPA  
**Proposed Penalty Amount:**  
**Final Amount:**  
**Paid Amount:**

**Enforcement Type:** 114  
**Enforcement Type Description:**  
**Enforcement Action Date:** 20070308  
**Enf Disposition Status:**  
**Disposition Status Date:**  
**Enforcement Lead Agency:** EPA  
**Proposed Penalty Amount:**  
**Final Amount:**  
**Paid Amount:**

**Enforcement Type:** 120  
**Enforcement Type Description:** WRITTEN INFORMAL  
**Enforcement Action Date:** 20070308  
**Enf Disposition Status:**  
**Disposition Status Date:**  
**Enforcement Lead Agency:** EPA  
**Proposed Penalty Amount:**  
**Final Amount:**  
**Paid Amount:**

**Violation Details**

**Found Violation:** Yes  
**Citation:**  
**Violation Short Description:** TSD IS-Contingency Plan and Emergency Procedures  
**Violation Type:** 265.D  
**Violation Determined Date:** 20070125  
**Scheduled Compliance Date:**  
**Return to Compliance:** Documented  
**Actual Return to Compl:** 20070604  
**Violation Responsible Agency:** EPA

**Enforcement Details**

**Enforcement Type:** 161  
**Enforcement Type Description:**  
**Enforcement Action Date:** 20070606  
**Enf Disposition Status:**  
**Disposition Status Date:**  
**Enforcement Lead Agency:** EPA  
**Proposed Penalty Amount:**  
**Final Amount:**  
**Paid Amount:**

**Enforcement Type:** 120  
**Enforcement Type Description:** WRITTEN INFORMAL  
**Enforcement Action Date:** 20070308  
**Enf Disposition Status:**  
**Disposition Status Date:**  
**Enforcement Lead Agency:** EPA  
**Proposed Penalty Amount:**  
**Final Amount:**  
**Paid Amount:**

**Enforcement Type:** 114  
**Enforcement Type Description:**  
**Enforcement Action Date:** 20070308  
**Enf Disposition Status:**  
**Disposition Status Date:**  
**Enforcement Lead Agency:** EPA  
**Proposed Penalty Amount:**  
**Final Amount:**  
**Paid Amount:**

**Violation Details**

**Found Violation:** Yes  
**Citation:**  
**Violation Short Description:** Generators - General  
**Violation Type:** 262.A  
**Violation Determined Date:** 20060126  
**Scheduled Compliance Date:**  
**Return to Compliance:** Documented  
**Actual Return to Compl:** 20060228  
**Violation Responsible Agency:** State

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Evaluation Details**

**Evaluation Start Date:** 20180409  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:**  
**Return to Compliance Date:**  
**Evaluation Agency:** State

**Evaluation Start Date:** 20160714  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:**  
**Return to Compliance Date:**  
**Evaluation Agency:** State

**Evaluation Start Date:** 20130906  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:**  
**Return to Compliance Date:**  
**Evaluation Agency:** State

**Evaluation Start Date:** 20091007  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:** Generators - General  
**Return to Compliance Date:** 20091007  
**Evaluation Agency:** State

**Evaluation Start Date:** 20070125  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:** Generators - Records/Reporting  
**Return to Compliance Date:** 20070604  
**Evaluation Agency:** EPA

**Evaluation Start Date:** 20070125  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:** TSD IS-Contingency Plan and Emergency Procedures  
**Return to Compliance Date:** 20070604  
**Evaluation Agency:** EPA

**Evaluation Start Date:** 20060126  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:** Generators - General  
**Return to Compliance Date:** 20060228  
**Evaluation Agency:** State Contractor/Grantee

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**



<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Sequence No:** 1  
**Receive Date:** 19900508  
**Handler Name:** SONY PICTURES STUDIOS  
**Federal Waste Generator Code:** 1  
**Generator Code Description:** Large Quantity Generator  
**Source Type:** Notification

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 19900509  
**Handler Name:** WESTSIDE STUDIO SERVICES INC  
**Federal Waste Generator Code:** 1  
**Generator Code Description:** Large Quantity Generator  
**Source Type:** Annual/Biennial Report

**Hazardous Waste Handler Details**

**Sequence No:** 2  
**Receive Date:** 19920228  
**Handler Name:** SONY PICTURES STUDIOS  
**Federal Waste Generator Code:** 1  
**Generator Code Description:** Large Quantity Generator  
**Source Type:** Annual/Biennial Report

**Hazardous Waste Handler Details**

**Sequence No:** 3  
**Receive Date:** 19940101  
**Handler Name:** SONY PICTURES STUDIOS  
**Federal Waste Generator Code:** 1  
**Generator Code Description:** Large Quantity Generator  
**Source Type:** Annual/Biennial Report

**Hazardous Waste Handler Details**

**Sequence No:** 4  
**Receive Date:** 19960306  
**Handler Name:** SONY PICTURES STUDIOS  
**Federal Waste Generator Code:** 1  
**Generator Code Description:** Large Quantity Generator  
**Source Type:** Annual/Biennial Report

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 19960901  
**Handler Name:** SONY PICTURES STUDIOS  
**Federal Waste Generator Code:** 1  
**Generator Code Description:** Large Quantity Generator  
**Source Type:** Implementer

**Hazardous Waste Handler Details**

**Sequence No:** 2  
**Receive Date:** 19971202  
**Handler Name:** SONY PICTURES STUDIOS  
**Federal Waste Generator Code:** 1  
**Generator Code Description:** Large Quantity Generator  
**Source Type:** Notification

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Waste Code Details**

<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>	D001 IGNITABLE WASTE
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>	D002 CORROSIVE WASTE
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>	D008 LEAD
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>	D011 SILVER
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>	D018 BENZENE
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>	D035 METHYL ETHYL KETONE
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>	F003 THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>	F005 THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

**Hazardous Waste Handler Details**

<b>Sequence No:</b>	5
<b>Receive Date:</b>	19990304
<b>Handler Name:</b>	SONY PICTURES STUDIOS
<b>Federal Waste Generator Code:</b>	1
<b>Generator Code Description:</b>	Large Quantity Generator
<b>Source Type:</b>	Annual/Biennial Report

**Hazardous Waste Handler Details**

<b>Sequence No:</b>	6
<b>Receive Date:</b>	20001012
<b>Handler Name:</b>	SONY PICTURES STUDIOS
<b>Federal Waste Generator Code:</b>	1
<b>Generator Code Description:</b>	Large Quantity Generator
<b>Source Type:</b>	Annual/Biennial Report

**Hazardous Waste Handler Details**

<b>Sequence No:</b>	7
<b>Receive Date:</b>	20020228
<b>Handler Name:</b>	SONY PICTURES STUDIOS
<b>Federal Waste Generator Code:</b>	1
<b>Generator Code Description:</b>	Large Quantity Generator
<b>Source Type:</b>	Annual/Biennial Report

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
<b><u>Waste Code Details</u></b>						
<b>Hazardous Waste Code:</b>			122			
<b>Waste Code Description:</b>			Alkaline solution without metals (pH > 12.5)			
<b>Hazardous Waste Code:</b>			134			
<b>Waste Code Description:</b>			Aqueous solution with <10% total organic residues			
<b>Hazardous Waste Code:</b>			181			
<b>Waste Code Description:</b>			Other inorganic solid waste			
<b>Hazardous Waste Code:</b>			214			
<b>Waste Code Description:</b>			Unspecified solvent mixture			
<b>Hazardous Waste Code:</b>			221			
<b>Waste Code Description:</b>			Waste oil and mixed oil			
<b>Hazardous Waste Code:</b>			261			
<b>Waste Code Description:</b>			Polychlorinated biphenyls and material containing PCB's			
<b>Hazardous Waste Code:</b>			331			
<b>Waste Code Description:</b>			Off-specification, aged, or surplus organics			
<b>Hazardous Waste Code:</b>			352			
<b>Waste Code Description:</b>			Other organic solids			
<b>Hazardous Waste Code:</b>			512			
<b>Waste Code Description:</b>			Other empty containers 30 gallons or more			
<b>Hazardous Waste Code:</b>			551			
<b>Waste Code Description:</b>			Laboratory waste chemicals			
<b>Hazardous Waste Code:</b>			791			
<b>Waste Code Description:</b>			Liquids with pH < 2			
<b>Hazardous Waste Code:</b>			D001			
<b>Waste Code Description:</b>			IGNITABLE WASTE			
<b>Hazardous Waste Code:</b>			D002			
<b>Waste Code Description:</b>			CORROSIVE WASTE			
<b>Hazardous Waste Code:</b>			D003			
<b>Waste Code Description:</b>			REACTIVE WASTE			
<b>Hazardous Waste Code:</b>			D008			
<b>Waste Code Description:</b>			LEAD			
<b>Hazardous Waste Code:</b>			D035			
<b>Waste Code Description:</b>			METHYL ETHYL KETONE			
<b>Hazardous Waste Code:</b>			F003			
<b>Waste Code Description:</b>			THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.			
<b>Hazardous Waste Code:</b>			F005			
<b>Waste Code Description:</b>			THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.			
<b>Hazardous Waste Code:</b>			LABP			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Waste Code Description: LAB PACK

**Hazardous Waste Handler Details**

Sequence No: 8  
 Receive Date: 20040226  
 Handler Name: SONY PICTURES STUDIOS  
 Federal Waste Generator Code: 1  
 Generator Code Description: Large Quantity Generator  
 Source Type: Annual/Biennial Report

**Waste Code Details**

Hazardous Waste Code: D001  
 Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002  
 Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code: D008  
 Waste Code Description: LEAD

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

Hazardous Waste Code: F005  
 Waste Code Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

**Hazardous Waste Handler Details**

Sequence No: 9  
 Receive Date: 20060313  
 Handler Name: SONY PICTURES STUDIOS  
 Federal Waste Generator Code: 1  
 Generator Code Description: Large Quantity Generator  
 Source Type: Annual/Biennial Report

**Waste Code Details**

Hazardous Waste Code: 122  
 Waste Code Description: Alkaline solution without metals (pH > 12.5)

Hazardous Waste Code: 151  
 Waste Code Description: Asbestos-containing waste

Hazardous Waste Code: 181  
 Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 212  
 Waste Code Description: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)

Hazardous Waste Code: 223  
 Waste Code Description: Unspecified oil-containing waste

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			272 Polymeric resin waste			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			331 Off-specification, aged, or surplus organics			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			343 Unspecified organic liquid mixture			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			352 Other organic solids			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			551 Laboratory waste chemicals			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			791 Liquids with pH < 2			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D001 IGNITABLE WASTE			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D002 CORROSIVE WASTE			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D003 REACTIVE WASTE			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D008 LEAD			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			F003 THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			F005 THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			U080 METHANE, DICHLORO- (OR) METHYLENE CHLORIDE			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			U226 ETHANE, 1,1,1-TRICHLORO- (OR) METHYL CHLOROFORM			
<b><u>Hazardous Waste Handler Details</u></b>						
<b>Sequence No:</b>			10			
<b>Receive Date:</b>			20080229			
<b>Handler Name:</b>			SONY PICTURES STUDIOS			
<b>Federal Waste Generator Code:</b>			1			
<b>Generator Code Description:</b>			Large Quantity Generator			
<b>Source Type:</b>			Annual/Biennial Report			
<b><u>Waste Code Details</u></b>						
<b>Hazardous Waste Code:</b>			D001			

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Waste Code Description:</b>		IGNITABLE WASTE				
<b>Hazardous Waste Code:</b>		D002				
<b>Waste Code Description:</b>		CORROSIVE WASTE				
<b>Hazardous Waste Code:</b>		D003				
<b>Waste Code Description:</b>		REACTIVE WASTE				
<b>Hazardous Waste Code:</b>		D008				
<b>Waste Code Description:</b>		LEAD				
<b>Hazardous Waste Code:</b>		D019				
<b>Waste Code Description:</b>		CARBON TETRACHLORIDE				
<b>Hazardous Waste Code:</b>		D035				
<b>Waste Code Description:</b>		METHYL ETHYL KETONE				
<b>Hazardous Waste Code:</b>		F003				
<b>Waste Code Description:</b>		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
<b>Hazardous Waste Code:</b>		F005				
<b>Waste Code Description:</b>		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
<b>Hazardous Waste Code:</b>		F008				
<b>Waste Code Description:</b>		PLATING BATH RESIDUES FROM THE BOTTOM OF PLATING BATHS FROM ELECTROPLATING OPERATIONS IN WHICH CYANIDES ARE USED IN THE PROCESS.				
<b>Hazardous Waste Code:</b>		U160				
<b>Waste Code Description:</b>		2-BUTANONE, PEROXIDE (R,T) (OR) METHYL ETHYL KETONE PEROXIDE (R,T)				
<b><u>Hazardous Waste Handler Details</u></b>						
<b>Sequence No:</b>		1				
<b>Receive Date:</b>		20100726				
<b>Handler Name:</b>		SONY PICTURES STUDIOS				
<b>Federal Waste Generator Code:</b>		1				
<b>Generator Code Description:</b>		Large Quantity Generator				
<b>Source Type:</b>		Annual/Biennial Report update with Notification				
<b><u>Waste Code Details</u></b>						
<b>Hazardous Waste Code:</b>		141				
<b>Waste Code Description:</b>		Off-specification, aged, or surplus inorganics				
<b>Hazardous Waste Code:</b>		151				
<b>Waste Code Description:</b>		Asbestos-containing waste				
<b>Hazardous Waste Code:</b>		181				
<b>Waste Code Description:</b>		Other inorganic solid waste				
<b>Hazardous Waste Code:</b>		212				
<b>Waste Code Description:</b>		Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)				
<b>Hazardous Waste Code:</b>		214				
<b>Waste Code Description:</b>		Unspecified solvent mixture				



<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Hazardous Waste Code:</b>			221			
<b>Waste Code Description:</b>			Waste oil and mixed oil			
<b>Hazardous Waste Code:</b>			291			
<b>Waste Code Description:</b>			Latex waste			
<b>Hazardous Waste Code:</b>			331			
<b>Waste Code Description:</b>			Off-specification, aged, or surplus organics			
<b>Hazardous Waste Code:</b>			352			
<b>Waste Code Description:</b>			Other organic solids			
<b>Hazardous Waste Code:</b>			D001			
<b>Waste Code Description:</b>			IGNITABLE WASTE			
<b>Hazardous Waste Code:</b>			D002			
<b>Waste Code Description:</b>			CORROSIVE WASTE			
<b>Hazardous Waste Code:</b>			D003			
<b>Waste Code Description:</b>			REACTIVE WASTE			
<b>Hazardous Waste Code:</b>			D008			
<b>Waste Code Description:</b>			LEAD			
<b>Hazardous Waste Code:</b>			D019			
<b>Waste Code Description:</b>			CARBON TETRACHLORIDE			

**Hazardous Waste Handler Details**

**Sequence No:** 2  
**Receive Date:** 20160222  
**Handler Name:** SONY PICTURES STUDIOS  
**Federal Waste Generator Code:** 1  
**Generator Code Description:** Large Quantity Generator  
**Source Type:** Annual/Biennial Report update with Notification

**Waste Code Details**

**Hazardous Waste Code:** 122  
**Waste Code Description:** Alkaline solution without metals (pH > 12.5)

**Hazardous Waste Code:** 141  
**Waste Code Description:** Off-specification, aged, or surplus inorganics

**Hazardous Waste Code:** 151  
**Waste Code Description:** Asbestos-containing waste

**Hazardous Waste Code:** 181  
**Waste Code Description:** Other inorganic solid waste

**Hazardous Waste Code:** 212  
**Waste Code Description:** Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)

**Hazardous Waste Code:** 214  
**Waste Code Description:** Unspecified solvent mixture

**Hazardous Waste Code:** 331  
**Waste Code Description:** Off-specification, aged, or surplus organics

**Hazardous Waste Code:** 343  
**Waste Code Description:** Unspecified organic liquid mixture

**Hazardous Waste Code:** 352  
**Waste Code Description:** Other organic solids

**Hazardous Waste Code:** 791

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Waste Code Description:</b>		Liquids with pH < 2				
<b>Hazardous Waste Code:</b>		D001				
<b>Waste Code Description:</b>		IGNITABLE WASTE				
<b>Hazardous Waste Code:</b>		D002				
<b>Waste Code Description:</b>		CORROSIVE WASTE				
<b>Hazardous Waste Code:</b>		D003				
<b>Waste Code Description:</b>		REACTIVE WASTE				
<b>Hazardous Waste Code:</b>		D008				
<b>Waste Code Description:</b>		LEAD				
<b>Hazardous Waste Code:</b>		D009				
<b>Waste Code Description:</b>		MERCURY				
<b>Hazardous Waste Code:</b>		D035				
<b>Waste Code Description:</b>		METHYL ETHYL KETONE				
<b>Hazardous Waste Code:</b>		F003				
<b>Waste Code Description:</b>		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
<b>Hazardous Waste Code:</b>		F005				
<b>Waste Code Description:</b>		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				

**Hazardous Waste Handler Details**

**Sequence No:** 3  
**Receive Date:** 20180118  
**Handler Name:** SONY PICTURES STUDIOS  
**Federal Waste Generator Code:** 1  
**Generator Code Description:** Large Quantity Generator  
**Source Type:** Annual/Biennial Report update with Notification

**Waste Code Details**

**Hazardous Waste Code:** 134  
**Waste Code Description:** Aqueous solution with <10% total organic residues

**Hazardous Waste Code:** 141  
**Waste Code Description:** Off-specification, aged, or surplus inorganics

**Hazardous Waste Code:** 181  
**Waste Code Description:** Other inorganic solid waste

**Hazardous Waste Code:** 221  
**Waste Code Description:** Waste oil and mixed oil

**Hazardous Waste Code:** 331  
**Waste Code Description:** Off-specification, aged, or surplus organics

**Hazardous Waste Code:** 491  
**Waste Code Description:** Unspecified sludge waste

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			791 Liquids with pH < 2			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D001 IGNITABLE WASTE			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D002 CORROSIVE WASTE			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D003 REACTIVE WASTE			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D008 LEAD			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D018 BENZENE			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D035 METHYL ETHYL KETONE			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D039 TETRACHLOROETHYLENE			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			F002 THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			F003 THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			F005 THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.			
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			U002 2-PROPANONE (I) (OR) ACETONE (I)			

**Hazardous Waste Handler Details**

**Sequence No:** 2  
**Receive Date:** 20181226  
**Handler Name:** SONY PICTURES STUDIOS  
**Federal Waste Generator Code:** 1  
**Generator Code Description:** Large Quantity Generator  
**Source Type:** Implementer

**Waste Code Details**

**Hazardous Waste Code:** 134  
**Waste Code Description:** Aqueous solution with <10% total organic residues

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			141		Off-specification, aged, or surplus inorganics	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			181		Other inorganic solid waste	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			221		Waste oil and mixed oil	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			331		Off-specification, aged, or surplus organics	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			491		Unspecified sludge waste	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			791		Liquids with pH < 2	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D001		IGNITABLE WASTE	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D002		CORROSIVE WASTE	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D003		REACTIVE WASTE	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D008		LEAD	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D018		BENZENE	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D035		METHYL ETHYL KETONE	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			D039		TETRACHLOROETHYLENE	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			F002		THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			F003		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			F005		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.	
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>			U002		2-PROPANONE (I) (OR) ACETONE (I)	

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Hazardous Waste Handler Details**

**Sequence No:** 4  
**Receive Date:** 20220328  
**Handler Name:** SONY PICTURES STUDIOS  
**Federal Waste Generator Code:** 1  
**Generator Code Description:** Large Quantity Generator  
**Source Type:** Annual/Biennial Report update with Notification

**Waste Code Details**

**Hazardous Waste Code:** 134  
**Waste Code Description:** Aqueous solution with <10% total organic residues

**Hazardous Waste Code:** 141  
**Waste Code Description:** Off-specification, aged, or surplus inorganics

**Hazardous Waste Code:** 181  
**Waste Code Description:** Other inorganic solid waste

**Hazardous Waste Code:** 221  
**Waste Code Description:** Waste oil and mixed oil

**Hazardous Waste Code:** 331  
**Waste Code Description:** Off-specification, aged, or surplus organics

**Hazardous Waste Code:** 491  
**Waste Code Description:** Unspecified sludge waste

**Hazardous Waste Code:** 791  
**Waste Code Description:** Liquids with pH < 2

**Hazardous Waste Code:** D001  
**Waste Code Description:** IGNITABLE WASTE

**Hazardous Waste Code:** D002  
**Waste Code Description:** CORROSIVE WASTE

**Hazardous Waste Code:** D003  
**Waste Code Description:** REACTIVE WASTE

**Hazardous Waste Code:** D008  
**Waste Code Description:** LEAD

**Hazardous Waste Code:** D018  
**Waste Code Description:** BENZENE

**Hazardous Waste Code:** D035  
**Waste Code Description:** METHYL ETHYL KETONE

**Hazardous Waste Code:** D039  
**Waste Code Description:** TETRACHLOROETHYLENE

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

**Hazardous Waste Code:** F003  
**Waste Code Description:** THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING,

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

**Hazardous Waste Code:** F005  
**Waste Code Description:** THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

**Hazardous Waste Code:** U002  
**Waste Code Description:** 2-PROPANONE (I) (OR) ACETONE (I)

**Owner/Operator Details**

**Owner/Operator Ind:** Current Owner  
**Type:** Private  
**Name:** LOT, INC  
**Dt Became Current:** 19820723  
**Dt Ended Current:**  
**Phone:** 310-244-8866  
**Source Type:** Annual/Biennial Report update with Notification

**Street No:** 10202  
**Street 1:** WEST WASHINGTON BLVD  
**Street 2:**  
**City:** CULVER CITY  
**State:** CA  
**Country:** US  
**Zip Code:** 90232

**Owner/Operator Ind:** Current Operator  
**Type:** Private  
**Name:** SONY PICTURES STUDIOS  
**Dt Became Current:** 19820723  
**Dt Ended Current:**  
**Phone:** 310-224-8866  
**Source Type:** Implementer

**Street No:** 10202  
**Street 1:** WEST WASHINGTON BLVD  
**Street 2:**  
**City:** CULVER CITY  
**State:** CA  
**Country:** US  
**Zip Code:** 90232

**Owner/Operator Ind:** Current Operator  
**Type:** Private  
**Name:** SONY PICTURES ENTERTAINMENT  
**Dt Became Current:** 19910101  
**Dt Ended Current:**  
**Phone:**  
**Source Type:** Annual/Biennial Report

**Street No:**  
**Street 1:**  
**Street 2:**  
**City:**  
**State:**  
**Country:** US  
**Zip Code:**

**Owner/Operator Ind:** Current Operator  
**Type:** Private  
**Name:** SONY PICTURES STUDIOS  
**Dt Became Current:** 19820723  
**Dt Ended Current:**  
**Phone:** 310-224-8866  
**Source Type:** Annual/Biennial Report update with Notification

**Street No:** 10202  
**Street 1:** WEST WASHINGTON BLVD  
**Street 2:**  
**City:** CULVER CITY  
**State:** CA  
**Country:** US  
**Zip Code:** 90232

**Owner/Operator Ind:** Current Owner  
**Type:** Private  
**Name:** LOT, INC  
**Dt Became Current:** 19820723  
**Dt Ended Current:**  
**Phone:** 310-244-4000  
**Source Type:** Annual/Biennial Report update with Notification

**Street No:** 10202  
**Street 1:** WEST WASHINGTON BOULEVARD  
**Street 2:**  
**City:** CULVER CITY  
**State:** CA  
**Country:** US  
**Zip Code:** 90232

**Owner/Operator Ind:** Current Owner  
**Type:** Private  
**Name:** LOT, INC.  
**Dt Became Current:** 19820723  
**Dt Ended Current:**  
**Phone:** 310-244-4000  
**Source Type:** Annual/Biennial Report update with Notification

**Street No:**  
**Street 1:** 10202 W. WASHINGTON BLVD.  
**Street 2:** BURNS 274  
**City:** CULVER CITY  
**State:** CA  
**Country:** US  
**Zip Code:** 90232

**Owner/Operator Ind:** Current Operator  
**Type:** Private

**Street No:**  
**Street 1:** NOT REQUIRED



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Name:</b>	NOT REQUIRED				<b>Street 2:</b>	
<b>Dt Became Current:</b>					<b>City:</b>	NOT REQUIRED
<b>Dt Ended Current:</b>					<b>State:</b>	ME
<b>Phone:</b>	415-555-1212				<b>Country:</b>	
<b>Source Type:</b>	Implementer				<b>Zip Code:</b>	99999
<b>Owner/Operator Ind:</b>	Current Owner				<b>Street No:</b>	10202
<b>Type:</b>	Private				<b>Street 1:</b>	WEST WASHINGTON BLVD
<b>Name:</b>	LOT, INC				<b>Street 2:</b>	
<b>Dt Became Current:</b>	19820723				<b>City:</b>	CULVER CITY
<b>Dt Ended Current:</b>					<b>State:</b>	CA
<b>Phone:</b>	310-244-8866				<b>Country:</b>	US
<b>Source Type:</b>	Implementer				<b>Zip Code:</b>	90232
<b>Owner/Operator Ind:</b>	Current Owner				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street 1:</b>	10202 W. WASHINGTON BOULEVARD
<b>Name:</b>	LOT, INC.				<b>Street 2:</b>	
<b>Dt Became Current:</b>	19820723				<b>City:</b>	CULVER CITY
<b>Dt Ended Current:</b>					<b>State:</b>	CA
<b>Phone:</b>					<b>Country:</b>	US
<b>Source Type:</b>	Annual/Biennial Report				<b>Zip Code:</b>	90232
<b>Owner/Operator Ind:</b>	Current Owner				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street 1:</b>	10202 W WASHINGTON BLVD
<b>Name:</b>	LOT INC				<b>Street 2:</b>	
<b>Dt Became Current:</b>					<b>City:</b>	CULVER CITY
<b>Dt Ended Current:</b>					<b>State:</b>	CA
<b>Phone:</b>	310-244-4000				<b>Country:</b>	US
<b>Source Type:</b>	Notification				<b>Zip Code:</b>	90232
<b>Owner/Operator Ind:</b>	Current Owner				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street 1:</b>	10202 W. WASHINGTON BLVD
<b>Name:</b>	LOT, INC.				<b>Street 2:</b>	
<b>Dt Became Current:</b>	19910101				<b>City:</b>	CULVER CITY
<b>Dt Ended Current:</b>					<b>State:</b>	CA
<b>Phone:</b>					<b>Country:</b>	US
<b>Source Type:</b>	Annual/Biennial Report				<b>Zip Code:</b>	90232
<b>Owner/Operator Ind:</b>	Current Operator				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street 1:</b>	
<b>Name:</b>	SONY PICTURES STUDIOS				<b>Street 2:</b>	
<b>Dt Became Current:</b>	19820723				<b>City:</b>	
<b>Dt Ended Current:</b>					<b>State:</b>	
<b>Phone:</b>					<b>Country:</b>	US
<b>Source Type:</b>	Annual/Biennial Report				<b>Zip Code:</b>	
<b>Owner/Operator Ind:</b>	Current Operator				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street 1:</b>	
<b>Name:</b>	SONY PICTURES STUDIOS				<b>Street 2:</b>	
<b>Dt Became Current:</b>	19820723				<b>City:</b>	
<b>Dt Ended Current:</b>					<b>State:</b>	
<b>Phone:</b>					<b>Country:</b>	
<b>Source Type:</b>	Annual/Biennial Report update with Notification				<b>Zip Code:</b>	

**Historical Handler Details**

**Receive Dt:** 20181226  
**Generator Code Description:** Large Quantity Generator  
**Handler Name:** SONY PICTURES STUDIOS

**Receive Dt:** 20180118  
**Generator Code Description:** Large Quantity Generator  
**Handler Name:** SONY PICTURES STUDIOS

**Receive Dt:** 20160222  
**Generator Code Description:** Large Quantity Generator  
**Handler Name:** SONY PICTURES STUDIOS

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
<i>Receive Dt:</i> <i>Generator Code Description:</i> <i>Handler Name:</i>			20100726 Large Quantity Generator SONY PICTURES STUDIOS			
<i>Receive Dt:</i> <i>Generator Code Description:</i> <i>Handler Name:</i>			20080229 Large Quantity Generator SONY PICTURES STUDIOS			
<i>Receive Dt:</i> <i>Generator Code Description:</i> <i>Handler Name:</i>			20060313 Large Quantity Generator SONY PICTURES STUDIOS			
<i>Receive Dt:</i> <i>Generator Code Description:</i> <i>Handler Name:</i>			20040226 Large Quantity Generator SONY PICTURES STUDIOS			
<i>Receive Dt:</i> <i>Generator Code Description:</i> <i>Handler Name:</i>			20020228 Large Quantity Generator SONY PICTURES STUDIOS			
<i>Receive Dt:</i> <i>Generator Code Description:</i> <i>Handler Name:</i>			20001012 Large Quantity Generator SONY PICTURES STUDIOS			
<i>Receive Dt:</i> <i>Generator Code Description:</i> <i>Handler Name:</i>			19990304 Large Quantity Generator SONY PICTURES STUDIOS			
<i>Receive Dt:</i> <i>Generator Code Description:</i> <i>Handler Name:</i>			19971202 Large Quantity Generator SONY PICTURES STUDIOS			
<i>Receive Dt:</i> <i>Generator Code Description:</i> <i>Handler Name:</i>			19960901 Large Quantity Generator SONY PICTURES STUDIOS			
<i>Receive Dt:</i> <i>Generator Code Description:</i> <i>Handler Name:</i>			19960306 Large Quantity Generator SONY PICTURES STUDIOS			
<i>Receive Dt:</i> <i>Generator Code Description:</i> <i>Handler Name:</i>			19940101 Large Quantity Generator SONY PICTURES STUDIOS			
<i>Receive Dt:</i> <i>Generator Code Description:</i> <i>Handler Name:</i>			19920228 Large Quantity Generator SONY PICTURES STUDIOS			
<i>Receive Dt:</i> <i>Generator Code Description:</i> <i>Handler Name:</i>			19900509 Large Quantity Generator WESTSIDE STUDIO SERVICES INC			
<i>Receive Dt:</i> <i>Generator Code Description:</i> <i>Handler Name:</i>			19900508 Large Quantity Generator SONY PICTURES STUDIOS			

[48](#) 2 of 29 **ESE** 0.13 / 710.92 79.77 / -4 **MGM LABORATORIES INC  
10202 W WASHINGTON BLVD  
CULVER CITY CA 90230** **RCRA SQG**

*EPA Handler ID:* CAD044053874  
*Gen Status Universe:* Small Quantity Generator  
*Contact Name:*  
*Contact Address:* US  
*Contact Phone No and Ext:*  
*Contact Email:*  
*Contact Country:* US  
*County Name:* LOS ANGELES

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
EPA Region:		09				
Land Type:						
Receive Date:		19960901				
Location Latitude:		34.019814				
Location Longitude:		-118.400504				

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 19810210  
**Handler Name:** MGM LABORATORIES INC  
**Federal Waste Generator Code:** 1  
**Generator Code Description:** Large Quantity Generator  
**Source Type:** Notification

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 19960901  
**Handler Name:** MGM LABORATORIES INC  
**Federal Waste Generator Code:** 2  
**Generator Code Description:** Small Quantity Generator  
**Source Type:** Implementer

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>	
<b>Type:</b> Private	<b>Street 1:</b>	NOT REQUIRED
<b>Name:</b> NOT REQUIRED	<b>Street 2:</b>	
<b>Date Became Current:</b>	<b>City:</b>	NOT REQUIRED
<b>Date Ended Current:</b>	<b>State:</b>	ME
<b>Phone:</b> 415-555-1212	<b>Country:</b>	
<b>Source Type:</b> Implementer	<b>Zip Code:</b>	99999

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>	
<b>Type:</b> Private	<b>Street 1:</b>	NOT REQUIRED
<b>Name:</b> BUENA VISTA LAB INC LORIMAR LAB	<b>Street 2:</b>	
<b>Date Became Current:</b>	<b>City:</b>	NOT REQUIRED
<b>Date Ended Current:</b>	<b>State:</b>	ME
<b>Phone:</b> 415-555-1212	<b>Country:</b>	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Source Type:	Notification			Zip Code:	99999	
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**Historical Handler Details**

Receive Dt: 19810210  
 Generator Code Description: Large Quantity Generator  
 Handler Name: MGM LABORATORIES INC

<a href="#">48</a>	3 of 29	ESE	0.13 / 710.92	79.77 / -4	SONY PICTURES STUDIOS 10202 WEST WASHINGTON BOULEVARD CULVER CITY CA 90232	LUST
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Global ID:	T0603766772	Census Tract:	6037702501
Status Date:	6/11/2008	Match Key:	T0603766772
Case Type:	LUST CLEANUP SITE	County:	LOS ANGELES
Oil Field:		Latitude:	34.020279
Oil Field Operator:		Longitude:	-118.398655
Status:	COMPLETED - CASE CLOSED	RWQCB Region:	

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail**

CUF Case: NO  
 Lead Agency: LOS ANGELES COUNTY  
 Case Worker: PGT  
 Local Agency: LOS ANGELES COUNTY  
 RB Case No:  
 Local Case No: 006847-007213  
 File Location:  
 Potential COC: Gasoline, Lead  
 Potential Media of Concern: Soil  
 Begin Date: 5/24/2007  
 How Discovered: Tank Closure  
 How Discovered Description:  
 Stop Method: Close and Remove Tank  
 Stop Description:  
 Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)  
 DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Santa Monica (4-011.01)  
 Disadvantaged Community:  
 CalEnvScreen Score:  
 Coordinate Source: Google Geocode  
 Discharge Cause: Unknown  
 Discharge Source: Other  
 EPA Region: 9  
 Leak Reported Dt: 2008-03-26 00:00:00  
 Military DoD Site: No  
 No Further Action Dt: 2008-06-11 00:00:00  
 Qty Risd Gallons:  
 Facility Project Sub Type:  
 Calenviroscreen 3 Score: 56-60%  
 Calenviroscreen 4 Score: 30-35%  
 Site History:

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts**

Contact Type: Local Agency Caseworker  
 Contact Name: PHILLIP GHARIBIANS-TABRIZI  
 Organization Name: LOS ANGELES COUNTY  
 Address: 900 S. FREMONT AVE.  
 City: ALHAMBRA  
 Email: pgharibians@dpw.lacounty.gov  
 Phone No:

Contact Type: Regional Board Caseworker

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**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 No:**

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History**

**Status:** Completed - Case Closed  
**Status Date:** 6/11/2008  
  
**Status:** Open - Site Assessment  
**Status Date:** 4/8/2008  
  
**Status:** Open - Case Begin Date  
**Status Date:** 5/24/2007

**LUST Sites from GeoTracker Search - Regulatory Profile**

**Site Facility Name:** SONY PICTURES STUDIOS  
**Site Facility Type:** LUST CLEANUP SITE  
**Cleanup Status:** COMPLETED - CASE CLOSED  
**Address:** 10202 WEST WASHINGTON BOULEVARD  
**City:** CULVER CITY  
**Zip:** 90232  
**County:** LOS ANGELES  
**Report Link:** [https://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T0603766772](https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603766772)  
**Cleanup Status Detail:** COMPLETED - CASE CLOSED AS OF 6/11/2008  
**Project Status:**  
**Cleanup History Link:** [https://geotracker.waterboards.ca.gov/profile\\_report\\_include?global\\_id=T0603766772&tabname=regulatoryhistory](https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603766772&tabname=regulatoryhistory)  
**Potential COC:** GASOLINE, LEAD  
**Potential Media of Concern:** SOIL  
**File Location:**  
**User Defined Beneficial Use:**  
**Designated Beneficial Use:** MUN, AGR, IND, PROC  
**DWR GW Sub Basin:** Coastal Plain Of Los Angeles - Santa Monica (4-011.01)  
**Calwater Watershed Name:** Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)  
**Post Closure Site Management:**  
**Future Land Use:**  
**Cleanup Oversight Agencies:** LOS ANGELES COUNTY (LEAD) - CASE #: 006847-007213  
 CASEWORKER: PHILLIP GHARIBIANS-TABRIZI  
 LOS ANGELES RWQCB (REGION 4)  
 CASEWORKER: YUE RONG

**CUF Claim No:**  
**CUF Priority Assig:**  
**CUF Amount Paid:**  
**WDR Place Type:**  
**WDR File No:**  
**WDR Order No:**  
**Project Oversight Agencies:**  
**Facility Type:**  
**Composting Method:**  
**Grndwtr Monitoring Frequency:**  
**Designated Beneficial Use Desc:** Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply  
**Site History:**

No site history available

**LUST Sites from GeoTracker Search - Cleanup Status History**

**Status:** Completed - Case Closed  
**Date :** 6/11/2008

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Status:</b>		Open - Site Assessment				
<b>Date :</b>		4/8/2008				
<b>Status:</b>		Open - Case Begin Date				
<b>Date :</b>		5/24/2007				

**Sites from GeoTracker Search - Cleanup Action Report (as of May 25, 2023)**

**Action Type:** UNKNOWN  
**Begin Date:** 5/24/2007  
**End Date:**  
**Phase:**  
**Contaminant Mass Removed:**  
**Description:**

**Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)**

**Action Type:** Other Regulatory Actions  
**Action:** Closure/No Further Action Letter  
**Action Date:** 6/11/2008  
**Received Issue Date:** 6/11/2008  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Leak Action  
**Action:** Leak Reported  
**Action Date:** 3/26/2008  
**Received Issue Date:**  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Leak Action  
**Action:** Leak Discovery  
**Action Date:** 5/24/2007  
**Received Issue Date:**  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Cleanup Action  
**Action:**  
**Action Date:** 5/24/2007  
**Received Issue Date:**  
**Doc Link:**  
**Title Description Comments:**

**Sites from GeoTracker Search - Site Maps (as of May 25, 2023)**

**Submitted:** 5/27/2008  
**Submitted By:** MARK DROLLINGER (AUTH\_RP)  
**Title:** GEO\_MAP  
**Link:** [https://geotracker.waterboards.ca.gov/esi/uploads/geo\\_map/7144566416/T0603766772.pdf](https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/7144566416/T0603766772.pdf)

**Sites from GeoTracker Search - Documents (as of May 25, 2023)**

**Document Type:** Site Documents  
**Type:** REPORTS - CLOSURE RPT.  
**Submitted By:** MARK DROLLINGER (AUTH\_RP)  
**Title:** COMPLETE LABORATORY REPORT  
**Title Link:** [https://geotracker.waterboards.ca.gov/esi/uploads/geo\\_report/3249283313/T0603766772.PDF](https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3249283313/T0603766772.PDF)

**Document Type:** Site Documents  
**Document Date:** 5/27/2008



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Type: REPORTS - CLOSURE RPT. Submitted:  
 Submitted By: MARK DROLLINGER (AUTH\_RP)  
 Title: UST REMOVAL REPORT  
 Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo\_report/6351668417/T0603766772.PDF

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Global ID:	T0603703288	Census Tract:	6037702501
Status Date:	5/7/1998	Match Key:	T0603703288
Case Type:	LUST CLEANUP SITE	County:	LOS ANGELES
Oil Field:		Latitude:	34.016491
Oil Field Operator:		Longitude:	-118.404186
Status:	COMPLETED - CASE CLOSED	RWQCB Region:	

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail**

CUF Case: NO  
 Lead Agency: LOS ANGELES RWQCB (REGION 4)  
 Case Worker:  
 Local Agency: LOS ANGELES COUNTY  
 RB Case No: I-07213  
 Local Case No:  
 File Location:  
 Potential COC: Diesel  
 Potential Media of Concern: Soil  
 Begin Date: 8/11/1986  
 How Discovered: Tank Closure  
 How Discovered Description:  
 Stop Method:  
 Stop Description:  
 Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)  
 DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Santa Monica (4-011.01)  
 Disadvantaged Community:  
 CalEnvScreen Score:  
 Coordinate Source: Google Geocode  
 Discharge Cause: Unknown  
 Discharge Source: Other  
 EPA Region: 9  
 Leak Reported Dt: 1990-03-27 00:00:00  
 Military DoD Site: No  
 No Further Action Dt: 1998-05-07 00:00:00  
 Qty Rlsd Gallons:  
 Facility Project Sub Type:  
 Calenviroscreen 3 Score: 56-60%  
 Calenviroscreen 4 Score: 30-35%  
 Site History:

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts**

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 No: 6264583507

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History**

Status: Completed - Case Closed  
 Status Date: 5/7/1998

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Status:</b>		Open - Remediation				
<b>Status Date:</b>		4/23/1991				
<b>Status:</b>		Open - Site Assessment				
<b>Status Date:</b>		10/1/1989				
<b>Status:</b>		Open - Site Assessment				
<b>Status Date:</b>		8/11/1986				
<b>Status:</b>		Open - Case Begin Date				
<b>Status Date:</b>		8/11/1986				

**LUST Sites from GeoTracker Search - Regulatory Profile**

**Site Facility Name:** SONY PICTURES STUDIOS  
**Site Facility Type:** LUST CLEANUP SITE  
**Cleanup Status:** COMPLETED - CASE CLOSED  
**Address:** 10202 WASHINGTON BLVD W  
**City:** CULVER CITY  
**Zip:** 90232  
**County:** LOS ANGELES  
**Report Link:** [https://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T0603703288](https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603703288)  
**Cleanup Status Detail:** COMPLETED - CASE CLOSED AS OF 5/7/1998  
**Project Status:**  
**Cleanup History Link:** [https://geotracker.waterboards.ca.gov/profile\\_report\\_include?global\\_id=T0603703288&tabname=regulatoryhistory](https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603703288&tabname=regulatoryhistory)  
**Potential COC:** DIESEL  
**Potential Media of Concern:** SOIL  
**File Location:**  
**User Defined Beneficial Use:**  
**Designated Beneficial Use:** MUN, AGR, IND, PROC  
**DWR GW Sub Basin:** Coastal Plain Of Los Angeles - Santa Monica (4-011.01)  
**Calwater Watershed Name:** Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)  
**Post Closure Site Management:**  
**Future Land Use:**  
**Cleanup Oversight Agencies:** LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: I-07213  
 LOS ANGELES COUNTY  
 CASEWORKER: JOHN AWUJO  
  
**CUF Claim No:**  
**CUF Priority Assig:**  
**CUF Amount Paid:**  
**WDR Place Type:**  
**WDR File No:**  
**WDR Order No:**  
**Project Oversight Agencies:**  
**Facility Type:**  
**Composting Method:**  
**Grndwtr Monitoring Frequency:**  
**Designated Beneficial Use Desc:** Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply  
**Site History:**

No site history available

**LUST Sites from GeoTracker Search - Cleanup Status History**

**Status:** Completed - Case Closed  
**Date :** 5/7/1998  
  
**Status:** Open - Remediation  
**Date :** 4/23/1991  
  
**Status:** Open - Site Assessment  
**Date :** 10/1/1989  
  
**Status:** Open - Case Begin Date  
**Date :** 8/11/1986

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Status: Open - Site Assessment  
 Date : 8/11/1986

**Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)**

Action Type: Other Regulatory Actions  
 Action: Closure/No Further Action Letter  
 Action Date: 5/7/1998  
 Received Issue Date: 5/7/1998  
 Doc Link: [https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=T0603703288&enforcement\\_id=6514416&temptable=ENFORCEMENT](https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603703288&enforcement_id=6514416&temptable=ENFORCEMENT)

**Title Description Comments:**

Action Type: Leak Action  
 Action: Leak Reported  
 Action Date: 3/27/1990  
 Received Issue Date:  
 Doc Link:

**Title Description Comments:**

Action Type: Leak Action  
 Action: Leak Discovery  
 Action Date: 3/12/1990  
 Received Issue Date:  
 Doc Link:

**Title Description Comments:**

Action Type: Leak Action  
 Action: Leak Stopped  
 Action Date: 3/12/1990  
 Received Issue Date:  
 Doc Link:

**Title Description Comments:**

**Sites from GeoTracker Search - Documents (as of May 25, 2023)**

Document Type: Site Documents  
 Type: CLOSURE/NO FURTHER ACTION LETTER  
 Submitted By: MARIA BAMBICO (REGULATOR)  
 Title: CLOSURE/NO FURTHER ACTION LETTER  
 Doc Link: [https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=T0603703288&enforcement\\_id=6514416](https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603703288&enforcement_id=6514416)  
 Document Date: 5/7/1998  
 Submitted:

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Site No: 006847  
 Area: 2M

**Detail Info**

Permit No: 000069940  
 File No: I16708  
 File Name: SONY PICTURES STUDIOS INC  
 Status: Equipment Permitted  
 Permit Type: Operating Industrial Waste Permit - Local Sewer  
 Permit Status: Equipment Permitted  
 Permit Category: Industrial Waste Permit

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Detail Info**

**Permit No:** 00012485C  
**File No:** I16708  
**File Name:** SONY PICTURES STUDIOS INC  
**Status:** Equipment Permitted  
**Permit Type:** Operating Industrial Waste Permit - Local Sewer  
**Permit Status:** Permit Closed  
**Permit Category:** Industrial Waste Permit

**Detail Info**

**Permit No:** 000073197  
**File No:** I16708  
**File Name:** SONY PICTURES STUDIOS INC  
**Status:** Equipment Permitted  
**Permit Type:** Operating Industrial Waste Permit - Local Sewer  
**Permit Status:** Equipment Permitted  
**Permit Category:** Industrial Waste Permit

**Detail Info**

**Permit No:** 000558934  
**File No:** I16708  
**File Name:** SONY PICTURES STUDIOS INC  
**Status:** Equipment Permitted  
**Permit Type:** Operating Industrial Waste Permit - Local Sewer  
**Permit Status:** Permit Closed  
**Permit Category:** Industrial Waste Permit

**Detail Info**

**Permit No:** 000325520  
**File No:** I16708  
**File Name:** SONY PICTURES STUDIOS INC  
**Status:** Equipment Permitted  
**Permit Type:** Operating Industrial Waste Permit - Offsite  
**Permit Status:** Equipment Removed  
**Permit Category:** Industrial Waste Permit

**Detail Info**

**Permit No:** 00004828T  
**File No:** 007213  
**File Name:** SONY PICTURES STUDIOS  
**Status:** Equipment Removed  
**Permit Type:** Underground Storage Tank Operating Permit  
**Permit Status:** Equipment Removed  
**Permit Category:** Underground Storage Tank

**Detail Info**

**Permit No:** 000020202  
**File No:** I07079  
**File Name:** MGM LABORATORIES INC  
**Status:** Equipment Removed  
**Permit Type:** Operating Industrial Waste Permit - Local Sewer  
**Permit Status:** Equipment Removed  
**Permit Category:** Industrial Waste Permit

**Detail Info**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Permit No:</b>			001035776			
<b>File No:</b>			I16708			
<b>File Name:</b>			SONY PICTURES STUDIOS INC			
<b>Status:</b>			Equipment Permitted			
<b>Permit Type:</b>			Operating Industrial Waste Permit - Local Sewer			
<b>Permit Status:</b>			Equipment Permitted			
<b>Permit Category:</b>			Industrial Waste Permit			
<b><u>Detail Info</u></b>						
<b>Permit No:</b>			000848672			
<b>File No:</b>			I16708			
<b>File Name:</b>			SONY PICTURES STUDIOS INC			
<b>Status:</b>			Equipment Permitted			
<b>Permit Type:</b>			Operating Industrial Waste Permit - Local Sewer			
<b>Permit Status:</b>			Equipment Permitted			
<b>Permit Category:</b>			Industrial Waste Permit			
<b><u>Detail Info</u></b>						
<b>Permit No:</b>			000325517			
<b>File No:</b>			I16708			
<b>File Name:</b>			SONY PICTURES STUDIOS INC			
<b>Status:</b>			Equipment Permitted			
<b>Permit Type:</b>			Operating Industrial Waste Permit - Local Sewer			
<b>Permit Status:</b>			Equipment Removed			
<b>Permit Category:</b>			Industrial Waste Permit			
<b><u>Detail Info</u></b>						
<b>Permit No:</b>			000544378			
<b>File No:</b>			I16708			
<b>File Name:</b>			SONY PICTURES STUDIOS INC			
<b>Status:</b>			Equipment Permitted			
<b>Permit Type:</b>			Operating Industrial Waste Permit - Local Sewer			
<b>Permit Status:</b>			Permit Closed			
<b>Permit Category:</b>			Industrial Waste Permit			
<b><u>Detail Info</u></b>						
<b>Permit No:</b>			000020253			
<b>File No:</b>			I07213			
<b>File Name:</b>			LORIMAR TELEPICTURES			
<b>Status:</b>			Equipment Removed			
<b>Permit Type:</b>			Operating Industrial Waste Permit - Local Sewer			
<b>Permit Status:</b>			Equipment Removed			
<b>Permit Category:</b>			Industrial Waste Permit			
<b><u>Detail Info</u></b>						
<b>Permit No:</b>			000196819			
<b>File No:</b>			I16708			
<b>File Name:</b>			SONY PICTURES STUDIOS INC			
<b>Status:</b>			Equipment Permitted			
<b>Permit Type:</b>			Operating Industrial Waste Permit - Offsite			
<b>Permit Status:</b>			Equipment Permitted			
<b>Permit Category:</b>			Industrial Waste Permit			
<b><u>Detail Info</u></b>						
<b>Permit No:</b>			000196818			
<b>File No:</b>			I16708			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**File Name:** SONY PICTURES STUDIOS INC  
**Status:** Equipment Permitted  
**Permit Type:** Operating Industrial Waste Permit - Local Sewer  
**Permit Status:** Equipment Permitted  
**Permit Category:** Industrial Waste Permit

**Detail Info**

**Permit No:** 000558924  
**File No:** 116708  
**File Name:** SONY PICTURES STUDIOS INC  
**Status:** Equipment Permitted  
**Permit Type:** Operating Industrial Waste Permit - Local Sewer  
**Permit Status:** Equipment Permitted  
**Permit Category:** Industrial Waste Permit

**Detail Info**

**Permit No:** 000081477  
**File No:** 116708  
**File Name:** SONY PICTURES STUDIOS INC  
**Status:** Equipment Permitted  
**Permit Type:** Operating Industrial Waste Permit - Local Sewer  
**Permit Status:** Equipment Permitted  
**Permit Category:** Industrial Waste Permit

**Detail Info**

**Permit No:** 000467722  
**File No:** 116708  
**File Name:** SONY PICTURES STUDIOS INC  
**Status:** Equipment Permitted  
**Permit Type:** Operating Industrial Waste Permit - Local Sewer  
**Permit Status:** Equipment Permitted  
**Permit Category:** Industrial Waste Permit

<a href="#">48</a>	6 of 29	ESE	0.13 / 710.92	79.77 / -4	MGM/JA ENTERTAINMENT CO 10202 WASHINGTON BLVD CULVER CITY CA 90230	HHSS
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**County:** Los Angeles  
**Tank Details Microfiche:** <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027bf2.pdf>

<a href="#">48</a>	7 of 29	ESE	0.13 / 710.92	79.77 / -4	MGM LABORATORIES INC 10202 W. WASHINGTON BLVD. CULVER CITY CA 90230	HHSS
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**County:** Los Angeles  
**Tank Details Microfiche:** <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002797c.pdf>

<a href="#">48</a>	8 of 29	ESE	0.13 / 710.92	79.77 / -4	MGM LABORATORIES INC 10202 W. WASHINGTON BLVD. CULVER CITY CA 90230	HHSS
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**County:** Los Angeles  
**Tank Details Microfiche:** <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027bf0.pdf>

<a href="#">48</a>	9 of 29	ESE	0.13 / 710.92	79.77 / -4	WESTSIDE STUDIOS SERVICES INC	EMISSIONS
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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10202 W WASHINGTON BLVD  
CULVER CITY CA 90232

**1990 Criteria Data**

Facility ID:	77786	CERR Code:	
Facility SIC Code:	7819	TOGT:	.1
CO:	19	ROGT:	.04223
Air Basin:	SC	COT:	.4
District:	SC	NOXT:	2
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	0
CHAPIS:		PM10T:	0

**1990 Toxic Data**

Facility ID:	77786	COID:	LA
Facility SIC Code:	7819	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

<a href="#">48</a>	10 of 29	ESE	0.13 / 710.92	79.77 / -4	SONY PICTURES ENTERTAINMENT,SONY PICTURE 10202 W WASHINGTON BLVD CULVER CITY CA 90232	EMISSIONS
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**2002 Criteria Data**

Facility ID:	77727	CERR Code:	
Facility SIC Code:	7812	TOGT:	1.031763
CO:	19	ROGT:	.916640024
Air Basin:	SC	COT:	1.191
District:	SC	NOXT:	1.594
COID:	LA	SOXT:	.011717
DISN:	SOUTH COAST AQMD	PMT:	.12028
CHAPIS:		PM10T:	.1198768

**2002 Toxic Data**

Facility ID:	77727	COID:	LA
Facility SIC Code:	7812	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

**2003 Criteria Data**

Facility ID:	77727	CERR Code:	
Facility SIC Code:	7812	TOGT:	1.029763
CO:	19	ROGT:	.92
Air Basin:	SC	COT:	1.191

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
District:	SC			NOXT:	1.594	
COID:	LA			SOXT:	.011717	
DISN:	SOUTH COAST AQMD			PMT:	.12028	
CHAPIS:				PM10T:	.12	

#### 2003 Toxic Data

Facility ID:	77727	COID:	LA
Facility SIC Code:	7812	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

#### 2004 Criteria Data

Facility ID:	77727	CERR Code:	
Facility SIC Code:	7812	TOGT:	.357665
CO:	19	ROGT:	.32235763
Air Basin:	SC	COT:	.8345
District:	SC	NOXT:	1.177
COID:	LA	SOXT:	.0093
DISN:	SOUTH COAST AQMD	PMT:	.097255
CHAPIS:		PM10T:	.0964478045

#### 2004 Toxic Data

Facility ID:	77727	COID:	LA
Facility SIC Code:	7812	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

#### 2005 Criteria Data

Facility ID:	77727	CERR Code:	
Facility SIC Code:	7812	TOGT:	1.19605638456421080333618840628563598363
CO:	19	ROGT:	1.081
Air Basin:	SC	COT:	1.171
District:	SC	NOXT:	1.812
COID:	LA	SOXT:	.016
DISN:	SOUTH COAST AQMD	PMT:	.169
CHAPIS:		PM10T:	.1676

#### 2005 Toxic Data

Facility ID:	77727	COID:	LA
Facility SIC Code:	7812	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**2006 Criteria Data**

Facility ID:	77727				CERR Code:	
Facility SIC Code:	7812				TOGT:	. 63032801143438488015975470446111581314 24
CO:	19				ROGT:	.433
Air Basin:	SC				COT:	1.458
District:	SC				NOXT:	1.895
COID:	LA				SOXT:	.013
DISN:	SOUTH COAST AQMD				PMT:	.327
CHAPIS:					PM10T:	.31964

**2006 Toxic Data**

Facility ID:	77727				COID:	LA
Facility SIC Code:	7812				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

**2007 Criteria Data**

Facility ID:	77727				CERR Code:	
Facility SIC Code:	7812				TOGT:	. 56600867500823992307808886249399890738 1
CO:	19				ROGT:	.433
Air Basin:	SC				COT:	1.458
District:	SC				NOXT:	1.895
COID:	LA				SOXT:	.013
DISN:	SOUTH COAST AQMD				PMT:	.327
CHAPIS:					PM10T:	.31964

**2007 Toxic Data**

Facility ID:	77727				COID:	LA
Facility SIC Code:	7812				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

**2008 Criteria Data**

Facility ID:	77727				CERR Code:	
Facility SIC Code:	7812				TOGT:	. 23168130128019557192552712812641883629 78
CO:	19				ROGT:	.1696988215721379
Air Basin:	SC				COT:	.69069
District:	SC				NOXT:	1.04522
COID:	LA				SOXT:	.0090003465
DISN:	SOUTH COAST AQMD				PMT:	.083624389
CHAPIS:					PM10T:	.083396482

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**2008 Toxic Data**

Facility ID:	77727				COID:	LA
Facility SIC Code:	7812				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

**2009 Criteria Data**

Facility ID:	77727				CERR Code:	
Facility SIC Code:	7812				TOGT:	.
CO:	19					3836653884598023606926065540402981580136
Air Basin:	SC				ROGT:	.421655867
District:	SC				COT:	.0500508
COID:	LA				NOXT:	.0800605
DISN:	SOUTH COAST AQMD				SOXT:	.001149363
CHAPIS:					PMT:	.01866458
					PM10T:	.018175478107

**2009 Toxic Data**

Facility ID:	77727				COID:	LA
Facility SIC Code:	7812				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

**2010 Toxic Data**

Facility ID:	77727				COID:	LA
Facility SIC Code:	7812				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

**2011 Criteria Data**

Facility ID:	77727				CERR Code:	
Facility SIC Code:	7812				TOGT:	.
CO:	19					1848321797285558825819086012961677861063
Air Basin:	SC				ROGT:	.1743481947
District:	SC				COT:	.10448
COID:	LA				NOXT:	.26728
DISN:	SOUTH COAST AQMD				SOXT:	.003340729
CHAPIS:					PMT:	.022491124
					PM10T:	.022036478777

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**2011 Toxic Data**

Facility ID:	77727				COID:	LA
Facility SIC Code:	7812				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

**2012 Criteria Data**

Facility ID:	77727				CERR Code:	
Facility SIC Code:	7812				TOGT:	.
						09491438221948478401727166887622881926
						02
CO:	19				ROGT:	.088078405
Air Basin:	SC				COT:	.06778
District:	SC				NOXT:	.12101
COID:	LA				SOXT:	.000400881
DISN:	SOUTH COAST AQMD				PMT:	.01089116
CHAPIS:					PM10T:	.010630207

**2012 Toxic Data**

Facility ID:	77727				COID:	LA
Facility SIC Code:	7812				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

**2013 Criteria Data**

Facility ID:	77727				CERR Code:	
Facility SIC Code:	7812				TOGT:	.
						10113734657314233406625915425698483362
						74
CO:	19				ROGT:	.08793279
Air Basin:	SC				COT:	.11623
District:	SC				NOXT:	.30107
COID:	LA				SOXT:	.000560996
DISN:	SOUTH COAST AQMD				PMT:	.02908262
CHAPIS:					PM10T:	.025602554

**2013 Toxic Data**

Facility ID:	77727				COID:	LA
Facility SIC Code:	7812				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**2016 Criteria Data**

<b>Facility ID:</b>	77727				<b>CERR CODE:</b>	
<b>Facility SIC Code:</b>	7812				<b>TOGT:</b>	.0572839344634449216122522895431261965126
<b>CO:</b>	19				<b>ROGT:</b>	.036044675
<b>Air Basin:</b>	SC				<b>COT:</b>	.2210725
<b>District:</b>	SC				<b>NOXT:</b>	.4887534
<b>COID:</b>	LA				<b>SOXT:</b>	.0016758887
<b>DISN:</b>	SOUTH COAST AQMD				<b>PMT:</b>	.03914402
<b>CHAPIS:</b>					<b>PM10T:</b>	.0386769152

**2016 Toxic Data**

<b>Facility ID:</b>	77727				<b>TS:</b>	
<b>Facility SIC Code:</b>	7812				<b>HRA:</b>	
<b>CERR CODE:</b>					<b>CH Index:</b>	
<b>COID:</b>	LA				<b>AH Index:</b>	
<b>CO:</b>	19				<b>Air Basin:</b>	SC
<b>DISN:</b>	SOUTH COAST AQMD				<b>District:</b>	SC
<b>CHAPIS:</b>						

**2017 Criteria Data**

<b>Facility ID:</b>	77727				<b>CERR Code:</b>	
<b>Facility SIC Code:</b>	7812				<b>TOGT:</b>	.283244659595426463907595560758191135558
<b>CO:</b>	19				<b>ROGT:</b>	.165543793
<b>Air Basin:</b>	SC				<b>COT:</b>	1.51688974
<b>District:</b>	SC				<b>NOXT:</b>	2.1709035
<b>COID:</b>	LA				<b>SOXT:</b>	.010648691
<b>DISN:</b>	SOUTH COAST AQMD				<b>PMT:</b>	.165681586
<b>CHAPIS:</b>					<b>PM10T:</b>	.164848634

**2017 Toxic Data**

<b>Facility ID:</b>	77727				<b>COID:</b>	LA
<b>Facility SIC Code:</b>	7812				<b>DISN:</b>	SOUTH COAST AQMD
<b>CO:</b>	19				<b>CHAPIS:</b>	
<b>Air Basin:</b>	SC				<b>CERR Code:</b>	
<b>District:</b>	SC					
<b>TS:</b>						
<b>Health Risk Asmt:</b>						
<b>Non-Cancer Chronic Haz Ind:</b>						
<b>Non-Cancer Acute Haz Ind:</b>						

**2018 Criteria Data**

<b>Facility ID:</b>	77727				<b>CERR Code:</b>	
<b>Facility SIC Code:</b>	7812				<b>TOGT:</b>	.2952284637248725043612907886151988394703
<b>CO:</b>	19				<b>ROGT:</b>	.170564679
<b>Air Basin:</b>	SC				<b>COT:</b>	1.548783264
<b>District:</b>	SC				<b>NOXT:</b>	2.3425546
<b>COID:</b>	LA				<b>SOXT:</b>	.0103185876
<b>DISN:</b>	SOUTH COAST AQMD				<b>PMT:</b>	.17500401
<b>CHAPIS:</b>					<b>PM10T:</b>	.174713715

**2018 Toxic Data**



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Facility ID:	77727				COID: LA	
Facility SIC Code:	7812				DISN: SOUTH COAST AQMD	
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

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1993 Criteria Data

Facility ID:	77727	CERR Code:	
Facility SIC Code:	7812	TOGT:	14
CO:	19	ROGT:	11.66699
Air Basin:	SC	COT:	.5
District:	SC	NOXT:	1.9
COID:	LA	SOXT:	0
DISN:	SOUTH COAST AQMD	PMT:	.1
CHAPIS:		PM10T:	.1

1993 Toxic Data

Facility ID:	77727	COID:	LA
Facility SIC Code:	7812	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1995 Criteria Data

Facility ID:	77727	CERR Code:	
Facility SIC Code:	7812	TOGT:	14
CO:	19	ROGT:	11.66699
Air Basin:	SC	COT:	.5
District:	SC	NOXT:	1.9
COID:	LA	SOXT:	0
DISN:	SOUTH COAST AQMD	PMT:	.1
CHAPIS:		PM10T:	.1

1995 Toxic Data

Facility ID:	77727	COID:	LA
Facility SIC Code:	7812	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">48</a>	12 of 29	ESE	0.13 / 710.92	79.77 / -4	MGM LAB INC 056408 10202 W WASHINGTON BL CULVER CITY CA 90230	EMISSIONS

**1987 Criteria Data**

Facility ID:	4016	CERR Code:	
Facility SIC Code:	7384	TOGT:	122.1
CO:	19	ROGT:	3.75543
Air Basin:	SC	COT:	.7
District:	SC	NOXT:	2.6
COID:	LA	SOXT:	0
DISN:	SOUTH COAST AQMD	PMT:	.1
CHAPIS:		PM10T:	.1

**1987 Toxic Data**

Facility ID:	4016	COID:	LA
Facility SIC Code:	7384	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

<a href="#">48</a>	13 of 29	ESE	0.13 / 710.92	79.77 / -4	LORIMAR PRODUCTIONS INC 10202 W WASHINGTON BL CULVER CITY CA 90232	EMISSIONS
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**1987 Criteria Data**

Facility ID:	56411	CERR Code:	
Facility SIC Code:	9999	TOGT:	5.7
CO:	19	ROGT:	5.7
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	
CHAPIS:		PM10T:	

**1987 Toxic Data**

Facility ID:	56411	COID:	LA
Facility SIC Code:	9999	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

<a href="#">48</a>	14 of 29	ESE	0.13 / 710.92	79.77 / -4	SONY PICTURES STUDIOS 10202 W WASHINGTON BLVD CULVER CITY CA 90232-3119	CERS TANK
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Site ID:	402500
Latitude:	34.017510
Longitude:	-118.401580

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Regulated Programs**

**EI ID:** 10153503  
**EI Description:** Chemical Storage Facilities

**EI ID:** 10153503  
**EI Description:** Aboveground Petroleum Storage

**EI ID:** 10153503  
**EI Description:** Hazardous Waste Generator

**Violations**

**Violation Date:** 12/16/2021  
**Violation Program:** HMRRP  
**Citation:** HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)  
**Violation Notes:**

**Violation Source:** CERS  
**Violation Division:** Culver City Fire Department

Returned to compliance on 02/08/2022. OBSERVATION: The business failed to electronically submit complete and accurate chemical inventory information for all hazardous materials on site at or above reportable quantities. CORRECTIVE ACTION: Electronically submit complete and accurate chemical inventory information for all hazardous materials on site at or above reportable quantities. Sodium hypochloride, microbiocide and cooling trt all need added to CERS inventory.

**Violation Description:**

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

**Violations**

**Violation Date:** 01/11/2023  
**Violation Program:** HMRRP  
**Citation:** HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)  
**Violation Notes:**

**Violation Source:** CERS  
**Violation Division:** Culver City Fire Department

Returned to compliance on 01/11/2023. OBSERVATION: The business failed to electronically submit the Business Activities Page and/or Business Owner Operator Identification Page, or failed to report complete or accurate information on these forms. CORRECTIVE ACTION: Complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page Update to reflect Charlie instead of Cullen as main contact. CORRECTED ON SITE.

**Violation Description:**

Failure to report program data electronically.

**Violations**

**Violation Date:** 01/11/2023  
**Violation Program:** HMRRP  
**Citation:** HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)  
**Violation Notes:**

**Violation Source:** CERS  
**Violation Division:** Culver City Fire Department

Returned to compliance on 01/12/2023. OBSERVATION: The business failed to update business plan within 30 days when one of the following occurs: a 100 percent or more increase in the quantity of a previously disclosed material; any handling of a previously undisclosed hazardous material; a change of business address, business ownership, or business name; or a substantial change in the handler's operations that requires modification to any portion of the business plan. CORRECTIVE ACTION: Update all submittal elements effected by the change(s) and electronically submit the update within 30 days. Add (16) cylinders of HFC-134A to active inventory. CORRECTED ON SITE, REMOVED FROM PREMISED AS OF 3/28/2023

**Violation Description:**

Failure to electronically update business plan within 30 days of any one of the following events:  
A 100 percent or more increase in the quantity of a previously disclosed material.  
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.  
A change of business address, business ownership, or business name.



<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HWLQG  
**Eval Source:** CERS  
**Eval Notes:**

Sherrie Walters, Director of Environmental Affairs; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 10/07/2009  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HWLQG  
**Eval Source:** CERS  
**Eval Notes:**

Inspector Name: City of Berkeley; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 03/28/2023  
**Violations Found:** No  
**Eval General Type:** Other/Unknown  
**Eval Type:** Other, not routine, done by local agency  
**Eval Division:** Culver City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Re-inspection with Charlie Hernandez to clear out fire code issues and assist with submittals for other facilities.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 07/31/2018  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Culver City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Inspected by: J.Luna Consent by: Sherrie Walters; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 04/15/2021  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** APSA  
**Eval Source:** CERS  
**Eval Notes:**

Cullen Kulkin, Sr. EHS Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 09/06/2013  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HWLQG  
**Eval Source:** CERS  
**Eval Notes:**

**Eval Date:** 12/16/2021  
**Violations Found:** Yes

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Culver City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Inspection by A.Domanski, consent by Ray Arias and Cullen Kunkel. Performed inspection on SONY lot. Hard to verify 100% accurate quantities due to movement between stages for production. A few items need added to inventory in engineering area and site map needs updated to show that. Areas inspected - hazawaste storage, propane storage, paint and maintenance area, spray booth area, engineering, paint consolidation area. Meeting with Cullen in January to make changes to CERS account.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 07/14/2016  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HWLQG  
**Eval Source:** CERS  
**Eval Notes:**

Angela Ballesteros; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 12/16/2020  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Culver City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Inspection by A.Domanski, consent by Cullen Kunkel and Ray Arias. Reviewed HMBP, need to create a new user for Cullen as Sherries no longer works for Sony. Sent information today for Cullen to create a new account.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 01/12/2023  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Culver City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Inspection by A.Domanski, consent by Charlie Hernandez. Annual inspection for Sony lot. Reviewed HMBP, adjustments needed for contacts and active inventory.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 04/09/2018  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** APSA  
**Eval Source:** CERS  
**Eval Notes:**

Sherrie Walters, Director of Environmental Affairs; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 08/15/2017  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Culver City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS



<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Eval Notes:**

Inspected by: J.Luna Consent by: Angela Ballesteros & Ray Arias; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 09/06/2013  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HWLQG  
**Eval Source:** CERS  
**Eval Notes:**

INSPECTED BY: M. ORDONEZ CONSENT GIVEN BY: CAROL REYNOLDS; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 10/23/2014  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Culver City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Inspectors: T. Mac Tavish/ J. Luna Consent: Angela Ballesteros; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 04/15/2021  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** HWLQG  
**Eval Source:** CERS  
**Eval Notes:**

Cullen Kulkin, Senior EHS Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 11/17/2015  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Culver City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Inspected by: J.Luna/T.MacTavish Consent by: Angela Ballesteros; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 07/14/2016  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Los Angeles County Fire Department  
**Eval Program:** APSA  
**Eval Source:** CERS  
**Eval Notes:**

Angela Ballesteros; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 11/04/2019  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Eval Division:** Culver City Fire Department  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Inspection performed by A.Domanski, consent given by Cullen Kunkel and Ramon Arias. Reviewed HMBP, site map, employee training with staff at Sony. Submittal for this year varies due to needs of certain studios, but they claimed for hazamat than they had. Discussed a few fire code related issues.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Affiliations**

**Affil Type Desc:** CUPA District  
**Entity Name:** Los Angeles County Fire  
**Entity Title:**  
**Address:** 5825 Rickenbacker Road  
**City:** Commerce  
**State:** CA  
**Country:**  
**Zip Code:** 90040-3027  
**Phone:** (323) 890-4000

**Affil Type Desc:** Document Preparer  
**Entity Name:** Charlie Hernandez  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Affil Type Desc:** Environmental Contact  
**Entity Name:** Charlie Hernandez  
**Entity Title:**  
**Address:** 10202 washington blvd  
**City:** Culver City  
**State:** CA  
**Country:**  
**Zip Code:** 90232  
**Phone:**

**Affil Type Desc:** Property Owner  
**Entity Name:** Sony Pictures Entertainment  
**Entity Title:**  
**Address:** 10202 W Washington Blvd  
**City:** Culver City,  
**State:** CA  
**Country:** United States  
**Zip Code:** 90232  
**Phone:** (310) 249-8469

**Affil Type Desc:** Legal Owner  
**Entity Name:** SONY PICTURES ENTERTAINMENT  
**Entity Title:**  
**Address:** 10202 W Washington Blvd  
**City:** Culver City,  
**State:** CA  
**Country:** United States  
**Zip Code:** 90232  
**Phone:** (310) 244-6188

**Affil Type Desc:** Operator  
**Entity Name:** Charlie Hernandez  
**Entity Title:**  
**Address:**  
**City:**  
**State:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Country:  
 Zip Code:  
 Phone: (310) 249-8469

Affil Type Desc: Parent Corporation  
 Entity Name: SONY PICTURES STUDIOS  
 Entity Title:  
 Address:  
 City:  
 State:  
 Country:  
 Zip Code:  
 Phone:

Affil Type Desc: Facility Mailing Address  
 Entity Name: Mailing Address  
 Entity Title:  
 Address: 10202  
 City: Culver City  
 State: CA  
 Country:  
 Zip Code: 90232  
 Phone:

Affil Type Desc: Identification Signer  
 Entity Name: Charlie Hernandez  
 Entity Title: EHS MANAGER  
 Address:  
 City:  
 State:  
 Country:  
 Zip Code:  
 Phone:

<a href="#">48</a>	15 of 29	ESE	0.13 / 710.92	79.77 / -4	M.G.M. LABORATORIES, INC. 10202 W. WASHINGTON BLVD. CULVER CITY CA	HIST TANK
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Owner Name:	M.G.M. LABORATORIES, INC.	No of Containers:	2
Owner Street:	10202 W. WASHINGTON BLVD.	County:	LOS ANGELES
Owner City:	CULVER CITY	Facility State:	CA
Owner State:	CA	Facility Zip:	90230
Owner Zip:	90230		

<a href="#">48</a>	16 of 29	ESE	0.13 / 710.92	79.77 / -4	MGM/UA ENTERTAINMENT CO. 10202 WASHINGTON BLVD CULVER CITY CA	HIST TANK
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Owner Name:	MGM/UA ENTERTAINMENT CO.	No of Containers:	15
Owner Street:	10202 WASHINGTON BLVD	County:	LOS ANGELES
Owner City:	CULVER CITY	Facility State:	CA
Owner State:	CA	Facility Zip:	90230
Owner Zip:	90230		

<a href="#">48</a>	17 of 29	ESE	0.13 / 710.92	79.77 / -4	MGM LABORATORIES, INC. 10202 W. WASHINGTON BLVD. CULVER CITY CA	HIST TANK
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Owner Name:	MGM LABORATORIES, INC.	No of Containers:	2
Owner Street:	10202 W.WASH.BLVD.	County:	LOS ANGELES
Owner City:	CULVER CITY	Facility State:	CA
Owner State:	CA	Facility Zip:	90230
Owner Zip:	90230		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">48</a>	18 of 29	ESE	0.13 / 710.92	79.77 / -4	JC BACKINGS CORPORATION 10202 W WASHINGTON BLVD CULVER CITY CA 90232-0000	RCRA NON GEN

**EPA Handler ID:** CAL000172072  
**Gen Status Universe:** No Report  
**Contact Name:** LYNNE COAKLEY  
**Contact Address:** 10202 W WASHINGTON BLVD , , CULVER CITY , CA, 90232 ,  
**Contact Phone No and Ext:** 310-244-5830  
**Contact Email:** LYNNE@JCBACKINGS.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 19980421  
**Location Latitude:** 34.019814  
**Location Longitude:** -118.400504

#### Violation/Evaluation Summary

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 19980421  
**Handler Name:** JC BACKINGS CORPORATION  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

#### Owner/Operator Details

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 10202 W WASHINGTON BLVD
<b>Name:</b> LYNNE COAKLEY	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> CULVER CITY
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-244-5830	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90232
<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 10202 W WASHINGTON BLVD

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Name:</b> JC BACKINGS CORPORATION				<b>Street 2:</b>		
<b>Date Became Current:</b>				<b>City:</b> CULVER CITY		
<b>Date Ended Current:</b>				<b>State:</b> CA		
<b>Phone:</b> 310-244-5830				<b>Country:</b>		
<b>Source Type:</b> Implementer				<b>Zip Code:</b> 90232-0000		

[48](#) 19 of 29 **ESE** 0.13 / 710.92 79.77 / -4 **ONSITE DENTAL (SONY CAMPAS)**  
**10202 WASHINGTON BLVD**  
**CULVER CITY CA 90232-3119** **RCRA NON GEN**

**EPA Handler ID:** CAL000411523  
**Gen Status Universe:** No Report  
**Contact Name:** CAMIE WORLEY  
**Contact Address:** 85 ARGONAUT SUITE 220 , , ALISO VIEJO , CA, 92656 ,  
**Contact Phone No and Ext:** 801-573-3323  
**Contact Email:** CWORLEY@ONSITEDENTAL.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20151023  
**Location Latitude:** 34.015401  
**Location Longitude:** -118.403181

#### Violation/Evaluation Summary

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 20151023  
**Handler Name:** ONSITE DENTAL (SONY CAMPAS)  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

#### Owner/Operator Details

**Owner/Operator Ind:** Current Owner  
**Type:** Other  
**Name:** ONSITE DENTAL  
**Date Became Current:**  
**Date Ended Current:**

**Street No:**  
**Street 1:** 85 ARGONAUT STE 220  
**Street 2:**  
**City:** ALISO VIEJO  
**State:** CA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Phone:</b>	949-315-3427				<b>Country:</b>	
<b>Source Type:</b>	Implementer				<b>Zip Code:</b>	92656
<b>Owner/Operator Ind:</b>	Current Operator				<b>Street No:</b>	
<b>Type:</b>	Other				<b>Street 1:</b>	85 ARGONAUT SUITE 220
<b>Name:</b>	CAMIE WORLEY				<b>Street 2:</b>	
<b>Date Became Current:</b>					<b>City:</b>	ALISO VIEJO
<b>Date Ended Current:</b>					<b>State:</b>	CA
<b>Phone:</b>	801-573-3323				<b>Country:</b>	
<b>Source Type:</b>	Implementer				<b>Zip Code:</b>	92656

**48**      20 of 29      **ESE**      0.13 / 710.92      79.77 / -4      **SONY PICTURES STUDIOS  
10202 WASHINGTON BLVD  
CULVER CITY CA 90232**      **CUPA  
LA COUNTY**

**Facility ID:** FA0028959  
**CERS ID:** 10153503

Active Facility Details

**PE:** 3701  
**PE:** 7040  
**PE:** 1103

Inactive Facility Details

**PE:** 7124  
**PE:** 7040

**48**      21 of 29      **ESE**      0.13 / 710.92      79.77 / -4      **AT&T MOBILITY - SONY  
PICTURES 4463  
10202 WASHINGTON BLVD ATT  
CULVER CITY CA 90232**      **CUPA  
LA COUNTY**

**Facility ID:** FA0045969  
**CERS ID:** 0

Inactive Facility Details

**PE:** 7040

**48**      22 of 29      **ESE**      0.13 / 710.92      79.77 / -4      **ONE OH FOUR LLC  
10202 W WASHINGTON BLVD  
CULVER CITY CA 90232**      **RCRA TSD**

**EPA Handler ID:** CAC003008839  
**Gen Status Universe:** No Report  
**Contact Name:** ONE OH FOUR LLC  
**Contact Address:** 10202 W WASHINGTON BLVD , , CULVER CITY , CA, 90232 ,  
**Contact Phone No and Ext:** 707-689-7073  
**Contact Email:** CANDICE.ACTION@GMAIL.COM  
**Contact Country:**  
**Land Type:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Receive Date:** 20190404  
**Location Latitude:** 34.019814  
**Location Longitude:** -118.400504



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Smelting, Melting and Refining:** No  
**Underground Injection Control:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20190404  
**Handler Name:** ONE OH FOUR LLC  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified  
**Source Type:** Implementer  
**TSD Activity:** Y

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 102 S ORANGE GROVE BLVD
<b>Name:</b> ONE OH FOUR LLC	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> PASADENA
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 707-689-7073	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 91105

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 10202 W WASHINGTON BLVD
<b>Name:</b> ONE OH FOUR LLC	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> CULVER CITY
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 707-689-7073	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90232

<a href="#">48</a>	23 of 29	ESE	0.13 / 710.92	79.77 / -4	ONE OH FOUR LLC 10202 W WASHINGTON BLVD CULVER CITY CA 90232	RCRA NON GEN
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**EPA Handler ID:** CAC003008839  
**Gen Status Universe:** No Report  
**Contact Name:** ONE OH FOUR LLC  
**Contact Address:** 10202 W WASHINGTON BLVD , , CULVER CITY , CA, 90232 ,  
**Contact Phone No and Ext:** 707-689-7073  
**Contact Email:** CANDICE.ACTION@GMAIL.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Land Type:**  
**Receive Date:** 20190404  
**Location Latitude:** 34.019814  
**Location Longitude:** -118.400504

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20190404  
**Handler Name:** ONE OH FOUR LLC  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 10202 W WASHINGTON BLVD
<b>Name:</b> ONE OH FOUR LLC	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> CULVER CITY
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 707-689-7073	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90232

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 102 S ORANGE GROVE BLVD
<b>Name:</b> ONE OH FOUR LLC	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> PASADENA
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 707-689-7073	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 91105

<b>48</b>	<b>24 of 29</b>	<b>ESE</b>	<b>0.13 / 710.92</b>	<b>79.77 / -4</b>	<b>SONY PICTURES STUDIOS 10202 W WASHINGTON BLVD CULVER CITY CA</b>	<b>UST SWEEPS</b>
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<b>C C:</b> A19-000-17213	<b>D Filename:</b> SITE04A
<b>BOE:</b> 44-033738	<b>Page No:</b> 200
<b>Comp:</b> 17213	<b>County:</b> LOS ANGELES
<b>Status:</b> ACTIVE	<b>State :</b> CA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>No of Tanks:</b>	14			<b>Zip:</b>	90232	
<b>Jurisdic:</b>	LOS ANGELES COUNTY			<b>Latitude:</b>	34.019666	
<b>Agency:</b>	WASTE MANAGEMENT DEPARTMENT			<b>Longitude:</b>	-118.400916	
<b>Phone:</b>				<b>Georesult:</b>	S5HPNTSCZA	

**Tank Details**

<b>Tank ID:</b>	000015	<b>S Contain:</b>	
<b>O Tank ID:</b>	PD-1-#15	<b>Stg:</b>	P
<b>SWRCB No:</b>	19-000-017213-000015	<b>Storage :</b>	
<b>Removed:</b>		<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>		<b>P Contain:</b>	
<b>A Date:</b>	05-28-92	<b>Content:</b>	
<b>Capac:</b>	250	<b>ONA:</b>	
<b>Tank Use:</b>	EMPTY	<b>D File Name:</b>	TANK4A

**Tank Details**

<b>Tank ID:</b>	000014	<b>S Contain:</b>	
<b>O Tank ID:</b>	PD-1-#14	<b>Stg:</b>	P
<b>SWRCB No:</b>	19-000-017213-000014	<b>Storage :</b>	
<b>Removed:</b>		<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>		<b>P Contain:</b>	
<b>A Date:</b>	05-28-92	<b>Content:</b>	
<b>Capac:</b>	250	<b>ONA:</b>	
<b>Tank Use:</b>	EMPTY	<b>D File Name:</b>	TANK4A

**Tank Details**

<b>Tank ID:</b>	000010	<b>S Contain:</b>	
<b>O Tank ID:</b>	MC-4-#10	<b>Stg:</b>	P
<b>SWRCB No:</b>	19-000-017213-000010	<b>Storage :</b>	
<b>Removed:</b>		<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>		<b>P Contain:</b>	
<b>A Date:</b>	05-28-92	<b>Content:</b>	
<b>Capac:</b>	2000	<b>ONA:</b>	
<b>Tank Use:</b>	PETROLEUM	<b>D File Name:</b>	TANK4A

**Tank Details**

<b>Tank ID:</b>	000021	<b>S Contain:</b>	
<b>O Tank ID:</b>	PD-7-#21	<b>Stg:</b>	P
<b>SWRCB No:</b>	19-000-017213-000021	<b>Storage :</b>	
<b>Removed:</b>		<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>		<b>P Contain:</b>	
<b>A Date:</b>	05-28-92	<b>Content:</b>	
<b>Capac:</b>	250	<b>ONA:</b>	
<b>Tank Use:</b>	EMPTY	<b>D File Name:</b>	TANK4A

**Tank Details**

<b>Tank ID:</b>	000008	<b>S Contain:</b>	
<b>O Tank ID:</b>	MC3	<b>Stg:</b>	P
<b>SWRCB No:</b>	19-000-017213-000008	<b>Storage :</b>	
<b>Removed:</b>		<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>		<b>P Contain:</b>	
<b>A Date:</b>	05-28-92	<b>Content:</b>	
<b>Capac:</b>	250	<b>ONA:</b>	
<b>Tank Use:</b>	EMPTY	<b>D File Name:</b>	TANK4A

**Tank Details**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Tank ID:</b>	000016				<b>S Contain:</b>	
<b>O Tank ID:</b>	PD-1-#16				<b>Stg:</b>	P
<b>SWRCB No:</b>	19-000-017213-000016				<b>Storage :</b>	
<b>Removed:</b>					<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>					<b>P Contain:</b>	
<b>A Date:</b>	05-28-92				<b>Content:</b>	
<b>Capac:</b>	250				<b>ONA:</b>	
<b>Tank Use:</b>	EMPTY				<b>D File Name:</b>	TANK4A
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000018				<b>S Contain:</b>	
<b>O Tank ID:</b>	PD-1-#18				<b>Stg:</b>	P
<b>SWRCB No:</b>	19-000-017213-000018				<b>Storage :</b>	
<b>Removed:</b>					<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>					<b>P Contain:</b>	
<b>A Date:</b>	05-28-92				<b>Content:</b>	
<b>Capac:</b>	250				<b>ONA:</b>	
<b>Tank Use:</b>	EMPTY				<b>D File Name:</b>	TANK4A
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000022				<b>S Contain:</b>	
<b>O Tank ID:</b>	PD-9-#22				<b>Stg:</b>	P
<b>SWRCB No:</b>	19-000-017213-000022				<b>Storage :</b>	
<b>Removed:</b>					<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>					<b>P Contain:</b>	
<b>A Date:</b>	05-28-92				<b>Content:</b>	
<b>Capac:</b>	250				<b>ONA:</b>	
<b>Tank Use:</b>	EMPTY				<b>D File Name:</b>	TANK4A
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000013				<b>S Contain:</b>	
<b>O Tank ID:</b>	TS-2-#13				<b>Stg:</b>	P
<b>SWRCB No:</b>	19-000-017213-000013				<b>Storage :</b>	
<b>Removed:</b>					<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>					<b>P Contain:</b>	
<b>A Date:</b>	05-28-92				<b>Content:</b>	PRM UNLEADED
<b>Capac:</b>	10000				<b>ONA:</b>	
<b>Tank Use:</b>	M.V. FUEL				<b>D File Name:</b>	TANK4A
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000017				<b>S Contain:</b>	
<b>O Tank ID:</b>	PD-1-#17				<b>Stg:</b>	P
<b>SWRCB No:</b>	19-000-017213-000017				<b>Storage :</b>	
<b>Removed:</b>					<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>					<b>P Contain:</b>	
<b>A Date:</b>	05-28-92				<b>Content:</b>	
<b>Capac:</b>	250				<b>ONA:</b>	
<b>Tank Use:</b>	EMPTY				<b>D File Name:</b>	TANK4A
<b><u>Tank Details</u></b>						
<b>Tank ID:</b>	000011				<b>S Contain:</b>	
<b>O Tank ID:</b>	MC-1-#11				<b>Stg:</b>	P
<b>SWRCB No:</b>	19-000-017213-000011				<b>Storage :</b>	
<b>Removed:</b>					<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>					<b>P Contain:</b>	
<b>A Date:</b>	05-28-92				<b>Content:</b>	
<b>Capac:</b>	2000				<b>ONA:</b>	
<b>Tank Use:</b>	PETROLEUM				<b>D File Name:</b>	TANK4A

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Tank Details**

<b>Tank ID:</b>	000012	<b>S Contain:</b>	
<b>O Tank ID:</b>	TS-1-#12	<b>Stg:</b>	P
<b>SWRCB No:</b>	19-000-017213-000012	<b>Storage :</b>	
<b>Removed:</b>		<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>		<b>P Contain:</b>	
<b>A Date:</b>	05-28-92	<b>Content:</b>	PRM UNLEADED
<b>Capac:</b>	10000	<b>ONA:</b>	
<b>Tank Use:</b>	M.V. FUEL	<b>D File Name:</b>	TANK4A

**Tank Details**

<b>Tank ID:</b>	000020	<b>S Contain:</b>	
<b>O Tank ID:</b>	PD-7-#20	<b>Stg:</b>	P
<b>SWRCB No:</b>	19-000-017213-000020	<b>Storage :</b>	
<b>Removed:</b>		<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>		<b>P Contain:</b>	
<b>A Date:</b>	05-28-92	<b>Content:</b>	
<b>Capac:</b>	250	<b>ONA:</b>	
<b>Tank Use:</b>	EMPTY	<b>D File Name:</b>	TANK4A

**Tank Details**

<b>Tank ID:</b>	000019	<b>S Contain:</b>	
<b>O Tank ID:</b>	PD-1-#19	<b>Stg:</b>	P
<b>SWRCB No:</b>	19-000-017213-000019	<b>Storage :</b>	
<b>Removed:</b>		<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>		<b>P Contain:</b>	
<b>A Date:</b>	05-28-92	<b>Content:</b>	
<b>Capac:</b>	250	<b>ONA:</b>	
<b>Tank Use:</b>	EMPTY	<b>D File Name:</b>	TANK4A

<b>48</b>	<b>25 of 29</b>	<b>ESE</b>	<b>0.13 / 710.92</b>	<b>79.77 / -4</b>	<b>Madison Parking Lot 10202 Washington Blvd Culver City CA 90232</b>	<b>ALT FUELS</b>
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<b>ID:</b>	189097	<b>CNG Dispenser No:</b>	
<b>Fuel Type Code:</b>	ELEC: Electric	<b>CNG Site Renew Src:</b>	
<b>Station Phone:</b>	888-998-2546	<b>CNG Tot Compr Cap:</b>	
<b>Expected Date:</b>		<b>CNG Storage Cap:</b>	
<b>BD Blends:</b>		<b>CNG Fill Type Code:</b>	
<b>NG PSI:</b>		<b>CNG PSI:</b>	
<b>Federal Agency ID:</b>		<b>CNG Vehicle Class:</b>	
<b>Open Date:</b>	2021-05-01	<b>LNG Site Renew Src:</b>	
<b>Hydrogen is Retail:</b>		<b>LNG Vehicle Class:</b>	
<b>Federal Agency:</b>		<b>LPG Nozzle Types:</b>	
<b>Facility Type:</b>		<b>Hydrogen Pressures:</b>	
<b>Dt Last Confirmed:</b>	2023-06-21	<b>Hydrogen Standards:</b>	
<b>Updated at:</b>	2023-06-21 00:00:50 UTC	<b>Latitude:</b>	34.019522
<b>Access Code:</b>	public	<b>Longitude:</b>	-118.39974
<b>Access Detail Code:</b>			
<b>Groups with Access Code:</b>	Public		
<b>Groups with Access Code Fr:</b>	Public		
<b>Fed Agency Name:</b>			
<b>Hydrogen Status Link:</b>			
<b>E85 Other Ethanol Blends:</b>			
<b>NPS Unit Name:</b>			
<b>Cards Accepted:</b>			
<b>CNG Statn Sells Renewable Na:</b>			
<b>LNG Statn Sells Renewable Na:</b>			
<b>Maximum Vehicle Class:</b>			
<b>RD Blended With Biodiesel:</b>			
<b>RD Blends:</b>			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>RD Blends French:</b> <b>RD Maximum Biodiesel Level:</b> <b>Status:</b> Open: The station is open. <b>Owner Type Desc:</b> <b>E85 Blender Pump Desc:</b> <b>NG Fill Type Desc:</b> <b>NG Vehicle Class Desc:</b> <b>Geocode Status Desc:</b> The location is from a real GPS readout at the station. <b>Group with Access Desc:</b> Publicly available to all customers. <b>LPG Primary Desc:</b> <b>Intersection Directions:</b> Employee and SPE guest use only   <b>Access Days Time:</b> <b>Restricted Access:</b>						

<a href="#">48</a>	26 of 29	ESE	0.13 / 710.92	79.77 / -4	Overland Structure 1st Floor 10202 Washington Blvd Culver City CA 90232	ALT FUELS
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<b>ID:</b>	189098	<b>CNG Dispenser No:</b>	
<b>Fuel Type Code:</b>	ELEC: Electric	<b>CNG Site Renew Src:</b>	
<b>Station Phone:</b>	888-998-2546	<b>CNG Tot Compr Cap:</b>	
<b>Expected Date:</b>		<b>CNG Storage Cap:</b>	
<b>BD Blends:</b>		<b>CNG Fill Type Code:</b>	
<b>NG PSI:</b>		<b>CNG PSI:</b>	
<b>Federal Agency ID:</b>		<b>CNG Vehicle Class:</b>	
<b>Open Date:</b>	2021-05-01	<b>LNG Site Renew Src:</b>	
<b>Hydrogen is Retail:</b>		<b>LNG Vehicle Class:</b>	
<b>Federal Agency:</b>		<b>LPG Nozzle Types:</b>	
<b>Facility Type:</b>		<b>Hydrogen Pressures:</b>	
<b>Dt Last Confirmed:</b>	2023-06-21	<b>Hydrogen Standards:</b>	
<b>Updated at:</b>	2023-06-21 00:02:03 UTC	<b>Latitude:</b>	34.015755
<b>Access Code:</b>	public	<b>Longitude:</b>	-118.403493
<b>Access Detail Code:</b>			
<b>Groups with Access Code:</b>	Public		
<b>Groups with Access Code Fr:</b>	Public		
<b>Fed Agency Name:</b>			
<b>Hydrogen Status Link:</b>			
<b>E85 Other Ethanol Blends:</b>			
<b>NPS Unit Name:</b>			
<b>Cards Accepted:</b>			
<b>CNG Statn Sells Renewable Na:</b>			
<b>LNG Statn Sells Renewable Na:</b>			
<b>Maximum Vehicle Class:</b>			
<b>RD Blended With Biodiesel:</b>			
<b>RD Blends:</b>			
<b>RD Blends French:</b>			
<b>RD Maximum Biodiesel Level:</b>			
<b>Status:</b>	Open: The station is open.		
<b>Owner Type Desc:</b>			
<b>E85 Blender Pump Desc:</b>			
<b>NG Fill Type Desc:</b>			
<b>NG Vehicle Class Desc:</b>			
<b>Geocode Status Desc:</b>	The location is from a real GPS readout at the station.		
<b>Group with Access Desc:</b>	Publicly available to all customers.		
<b>LPG Primary Desc:</b>			
<b>Intersection Directions:</b>	Employee and SPE guest use only Employee and SPE guest use only		
<b>Access Days Time:</b>			
<b>Restricted Access:</b>			

<a href="#">48</a>	27 of 29	ESE	0.13 / 710.92	79.77 / -4	Stage 10 Parking 10202 Washington Blvd Culver City CA 90232	ALT FUELS
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<b>ID:</b>	238765	<b>CNG Dispenser No:</b>	
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Fuel Type Code:</b>	ELEC: Electric				<b>CNG Site Renew Src:</b>	
<b>Station Phone:</b>	888-998-2546				<b>CNG Tot Compr Cap:</b>	
<b>Expected Date:</b>					<b>CNG Storage Cap:</b>	
<b>BD Blends:</b>					<b>CNG Fill Type Code:</b>	
<b>NG PSI:</b>					<b>CNG PSI:</b>	
<b>Federal Agency ID:</b>					<b>CNG Vehicle Class:</b>	
<b>Open Date:</b>	2022-12-27				<b>LNG Site Renew Src:</b>	
<b>Hydrogen is Retail:</b>					<b>LNG Vehicle Class:</b>	
<b>Federal Agency:</b>					<b>LPG Nozzle Types:</b>	
<b>Facility Type:</b>					<b>Hydrogen Pressures:</b>	
<b>Dt Last Confirmed:</b>	2023-06-20				<b>Hydrogen Standards:</b>	
<b>Updated at:</b>	2023-06-20 00:10:54 UTC				<b>Latitude:</b>	34.017255
<b>Access Code:</b>	public				<b>Longitude:</b>	-118.401327
<b>Access Detail Code:</b>						
<b>Groups with Access Code:</b>	Public					
<b>Groups with Access Code Fr:</b>	Public					
<b>Fed Agency Name:</b>						
<b>Hydrogen Status Link:</b>						
<b>E85 Other Ethanol Blends:</b>						
<b>NPS Unit Name:</b>						
<b>Cards Accepted:</b>						
<b>CNG Statn Sells Renewable Na:</b>						
<b>LNG Statn Sells Renewable Na:</b>						
<b>Maximum Vehicle Class:</b>						
<b>RD Blended With Biodiesel:</b>						
<b>RD Blends:</b>						
<b>RD Blends French:</b>						
<b>RD Maximum Biodiesel Level:</b>						
<b>Status:</b>		Open: The station is open.				
<b>Owner Type Desc:</b>						
<b>E85 Blender Pump Desc:</b>						
<b>NG Fill Type Desc:</b>						
<b>NG Vehicle Class Desc:</b>						
<b>Geocode Status Desc:</b>		The location is from a real GPS readout at the station.				
<b>Group with Access Desc:</b>		Publicly available to all customers.				
<b>LPG Primary Desc:</b>						
<b>Intersection Directions:</b>						
<b>Access Days Time:</b>						
<b>Restricted Access:</b>						

[48](#)    28 of 29    **ESE**    0.13 / 710.92    79.77 / -4    **Culver - Motor Structure 1st Floor**    **ALT FUELS**  
10202 Washington Blvd  
Culver City CA 90232

<b>ID:</b>	238764				<b>CNG Dispenser No:</b>	
<b>Fuel Type Code:</b>	ELEC: Electric				<b>CNG Site Renew Src:</b>	
<b>Station Phone:</b>	888-998-2546				<b>CNG Tot Compr Cap:</b>	
<b>Expected Date:</b>					<b>CNG Storage Cap:</b>	
<b>BD Blends:</b>					<b>CNG Fill Type Code:</b>	
<b>NG PSI:</b>					<b>CNG PSI:</b>	
<b>Federal Agency ID:</b>					<b>CNG Vehicle Class:</b>	
<b>Open Date:</b>	2022-12-27				<b>LNG Site Renew Src:</b>	
<b>Hydrogen is Retail:</b>					<b>LNG Vehicle Class:</b>	
<b>Federal Agency:</b>					<b>LPG Nozzle Types:</b>	
<b>Facility Type:</b>					<b>Hydrogen Pressures:</b>	
<b>Dt Last Confirmed:</b>	2023-06-20				<b>Hydrogen Standards:</b>	
<b>Updated at:</b>	2023-06-20 00:10:55 UTC				<b>Latitude:</b>	34.016338
<b>Access Code:</b>	public				<b>Longitude:</b>	-118.401045
<b>Access Detail Code:</b>						
<b>Groups with Access Code:</b>	Public					
<b>Groups with Access Code Fr:</b>	Public					
<b>Fed Agency Name:</b>						
<b>Hydrogen Status Link:</b>						
<b>E85 Other Ethanol Blends:</b>						
<b>NPS Unit Name:</b>						
<b>Cards Accepted:</b>						
<b>CNG Statn Sells Renewable Na:</b>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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LNG Statn Sells Renewable Na:  
 Maximum Vehicle Class:  
 RD Blended With Biodiesel:  
 RD Blends:  
 RD Blends French:  
 RD Maximum Biodiesel Level:  
 Status: Open: The station is open.  
 Owner Type Desc:  
 E85 Blender Pump Desc:  
 NG Fill Type Desc:  
 NG Vehicle Class Desc:  
 Geocode Status Desc: The location is from a real GPS readout at the station.  
 Group with Access Desc: Publicly available to all customers.  
 LPG Primary Desc:  
 Intersection Directions:  
 Access Days Time:  
 Restricted Access:

<a href="#">48</a>	29 of 29	ESE	0.13 / 710.92	79.77 / -4	Culver - Motor Structure 2nd Floor 10202 Washington Blvd Culver City CA 90232	ALT FUELS
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ID:	238763	CNG Dispenser No:	
Fuel Type Code:	ELEC: Electric	CNG Site Renew Src:	
Station Phone:	888-998-2546	CNG Tot Compr Cap:	
Expected Date:		CNG Storage Cap:	
BD Blends:		CNG Fill Type Code:	
NG PSI:		CNG PSI:	
Federal Agency ID:		CNG Vehicle Class:	
Open Date:	2022-12-27	LNG Site Renew Src:	
Hydrogen is Retail:		LNG Vehicle Class:	
Federal Agency:		LPG Nozzle Types:	
Facility Type:		Hydrogen Pressures:	
Dt Last Confirmed:	2023-06-21	Hydrogen Standards:	
Updated at:	2023-06-21 00:01:22 UTC	Latitude:	34.01649
Access Code:	public	Longitude:	-118.401177
Access Detail Code:			
Groups with Access Code:	Public		
Groups with Access Code Fr:	Public		
Fed Agency Name:			
Hydrogen Status Link:			
E85 Other Ethanol Blends:			
NPS Unit Name:			
Cards Accepted:			
CNG Statn Sells Renewable Na:			
LNG Statn Sells Renewable Na:			
Maximum Vehicle Class:			
RD Blended With Biodiesel:			
RD Blends:			
RD Blends French:			
RD Maximum Biodiesel Level:			
Status:	Open: The station is open.		
Owner Type Desc:			
E85 Blender Pump Desc:			
NG Fill Type Desc:			
NG Vehicle Class Desc:			
Geocode Status Desc:	The location is from a real GPS readout at the station.		
Group with Access Desc:	Publicly available to all customers.		
LPG Primary Desc:			
Intersection Directions:			
Access Days Time:			
Restricted Access:			

<a href="#">49</a>	1 of 4	NE	0.14 / 727.20	87.57 / 4	99757 10407 VENICE BLVD	HHSS
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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LOS ANGELES CA 90034

County: Los Angeles  
 Tank Details Microfiche: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026efd.pdf

<a href="#">49</a>	2 of 4	NE	0.14 / 727.20	87.57 / 4	99757 10407 VENICE BLVD LOS ANGELES CA	HIST TANK
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Owner Name:	CHEVRON U.S.A. INC.	No of Containers:	4
Owner Street:	575 MARKET	County:	LOS ANGELES
Owner City:	SAN FRANCISCO	Facility State:	CA
Owner State:	CA	Facility Zip:	90034
Owner Zip:	94105		

<a href="#">49</a>	3 of 4	NE	0.14 / 727.20	87.57 / 4	AL BARCO 10407 VENICE BLVD WEST LOS ANGELES CA	UST SWEEPS
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C C:	119-050-5563	D Filename:	NSITE2
BOE:		Page No:	403
Comp:	5563	County:	LOS ANGELES
Status:	INACTIVE	State :	CA
No of Tanks:		Zip:	90000
Jurisdic:	CITY OF LOS ANGELES	Latitude:	34.01849
Agency:	FIRE DEPARTMENT	Longitude:	-118.408235
Phone:	(213) 559-0167	Georesult:	S5HPNTS--A

<a href="#">49</a>	4 of 4	NE	0.14 / 727.20	87.57 / 4	10407 VENICE BLVD LOS ANGELES LOS ANGELES CA	UST LA CITY
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Facility ID:  
 Data Source: Historical Underground Storage Tank Inventory List (Auto ID Number)

<a href="#">50</a>	1 of 1	SW	0.14 / 761.23	77.56 / -6	3810 MIDWAY AVE #3810 CULVER CITY CA 90232	HMS LA
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Site No: 038287  
 Area: 2M

**Detail Info**

Permit No:	001013161
File No:	071362
File Name:	CRUMBL COOKIES
Status:	Equipment Permitted
Permit Type:	Operating Industrial Waste Permit - Local Sewer
Permit Status:	Equipment Permitted
Permit Category:	Industrial Waste Permit

<a href="#">51</a>	1 of 1	SW	0.15 / 765.98	77.22 / -6	3812 MIDWAY AVE CULVER CITY CA 902323313	HMS LA
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Site No: 026540  
 Area: 2M

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Detail Info**

**Permit No:** 000352237  
**File No:** 036392  
**File Name:** PANDA EXPRESS  
**Status:** Equipment Permitted  
**Permit Type:** Operating Industrial Waste Permit - Local Sewer  
**Permit Status:** Equipment Permitted  
**Permit Category:** Industrial Waste Permit

<a href="#">52</a>	1 of 2	WNW	0.15 / 773.82	85.06 / 2	CY PIERCE 10727 MCCUNE AVENUE APT 3 LOS ANGELES CA 90034	RCRA TSD
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**EPA Handler ID:** CAC003018297  
**Gen Status Universe:** No Report  
**Contact Name:** CY PIERCE  
**Contact Address:** 6017 BRISTOL PARKWAY , , CULVER CITY , CA, 90230 ,  
**Contact Phone No and Ext:** 310-433-7859  
**Contact Email:** VIANCATARANGO@ALLIANCE-ENVIRO.COM  
**Contact Country:**  
**Land Type:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Receive Date:** 20190605  
**Location Latitude:** 34.019579  
**Location Longitude:** -118.408757

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Smelting, Melting and Refining:** No  
**Underground Injection Control:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20190605  
**Handler Name:** CY PIERCE  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified  
**Source Type:** Implementer  
**TSD Activity:** Y

**Owner/Operator Details**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Owner/Operator Ind:</b>	Current Operator				<b>Street No:</b>	
<b>Type:</b>	Other				<b>Street 1:</b>	6017 BRISTOL PARKWAY
<b>Name:</b>	CY PIERCE				<b>Street 2:</b>	
<b>Date Became Current:</b>					<b>City:</b>	CULVER CITY
<b>Date Ended Current:</b>					<b>State:</b>	CA
<b>Phone:</b>	310-433-7859				<b>Country:</b>	
<b>Source Type:</b>	Implementer				<b>Zip Code:</b>	90230
<b>Owner/Operator Ind:</b>	Current Owner				<b>Street No:</b>	
<b>Type:</b>	Other				<b>Street 1:</b>	6017 BRISTOL PARKWAY
<b>Name:</b>	CY PIERCE				<b>Street 2:</b>	
<b>Date Became Current:</b>					<b>City:</b>	CULVER CITY
<b>Date Ended Current:</b>					<b>State:</b>	CA
<b>Phone:</b>	310-433-7859				<b>Country:</b>	
<b>Source Type:</b>	Implementer				<b>Zip Code:</b>	90230

[52](#)    2 of 2    **WNW**    0.15 / 773.82    85.06 / 2    **CY PIERCE**  
**10727 MCCUNE AVENUE APT 3**  
**LOS ANGELES CA 90034**    **RCRA**  
**NON GEN**

**EPA Handler ID:** CAC003018297  
**Gen Status Universe:** No Report  
**Contact Name:** CY PIERCE  
**Contact Address:** 6017 BRISTOL PARKWAY , , CULVER CITY , CA, 90230 ,  
**Contact Phone No and Ext:** 310-433-7859  
**Contact Email:** VIANCATARANGO@ALLIANCE-ENVIRO.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20190605  
**Location Latitude:** 34.019579  
**Location Longitude:** -118.408757

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20190605  
**Handler Name:** CY PIERCE  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	6017 BRISTOL PARKWAY
<b>Name:</b>	CY PIERCE	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	CULVER CITY
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-433-7859	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90230

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	6017 BRISTOL PARKWAY
<b>Name:</b>	CY PIERCE	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	CULVER CITY
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-433-7859	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90230

<b>53</b>	<b>1 of 2</b>	<b>SSE</b>	<b>0.15 / 793.20</b>	<b>74.79 / -9</b>	<b>LORIMAR STUDIOS 3970 OVERLAND AVE CULVER CITY CA</b>	<b>UST SWEEPS</b>
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<b>C C:</b>	119-000-7213	<b>D Filename:</b>	NSITE3
<b>BOE:</b>	44-008188	<b>Page No:</b>	117
<b>Comp:</b>	7213	<b>County:</b>	LOS ANGELES
<b>Status:</b>	INACTIVE	<b>State :</b>	CA
<b>No of Tanks:</b>	4	<b>Zip:</b>	90232
<b>Jurisdic:</b>	LOS ANGELES COUNTY	<b>Latitude:</b>	34.016539
<b>Agency:</b>	WASTE MANAGEMENT DEPARTMENT	<b>Longitude:</b>	-118.40534
<b>Phone:</b>		<b>Georesult:</b>	S5HPNTSCZA

**Tank Details**

<b>Tank ID:</b>	000008	<b>S Contain:</b>	NONE
<b>O Tank ID:</b>		<b>Stg:</b>	
<b>SWRCB No:</b>	19-000-007213-000008	<b>Storage :</b>	PRODUCT
<b>Removed:</b>		<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>	01-01-01	<b>P Contain:</b>	BARE STEEL
<b>A Date:</b>		<b>Content:</b>	LEADED
<b>Capac:</b>	2000	<b>ONA:</b>	
<b>Tank Use:</b>	M.V. FUEL	<b>D File Name:</b>	NTANK3

**Tank Details**

<b>Tank ID:</b>	000003	<b>S Contain:</b>	NONE
<b>O Tank ID:</b>		<b>Stg:</b>	
<b>SWRCB No:</b>	19-000-007213-000003	<b>Storage :</b>	PRODUCT
<b>Removed:</b>		<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>	01-01-01	<b>P Contain:</b>	BARE STEEL
<b>A Date:</b>		<b>Content:</b>	DIESEL
<b>Capac:</b>	10000	<b>ONA:</b>	
<b>Tank Use:</b>	M.V. FUEL	<b>D File Name:</b>	NTANK3

**Tank Details**

<b>Tank ID:</b>	000007	<b>S Contain:</b>	NONE
<b>O Tank ID:</b>		<b>Stg:</b>	
<b>SWRCB No:</b>	19-000-007213-000007	<b>Storage :</b>	PRODUCT
<b>Removed:</b>		<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>	01-01-01	<b>P Contain:</b>	BARE STEEL
<b>A Date:</b>		<b>Content:</b>	LEADED
<b>Capac:</b>	2000	<b>ONA:</b>	



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Tank Use:	M.V. FUEL				D File Name:	NTANK3
<b>Tank Details</b>						
Tank ID:	000004				S Contain:	NONE
O Tank ID:					Stg:	
SWRCB No:	19-000-007213-000004				Storage :	PRODUCT
Removed:					Storag Type:	PRODUCT
Installed:	01-01-01				P Contain:	BARE STEEL
A Date:					Content:	
Capac:	10000				ONA:	
Tank Use:	UNKNOWN				D File Name:	NTANK3

<a href="#">53</a>	2 of 2	SSE	0.15 / 793.20	74.79 / -9	LORIMAR STUDIOS 3970 OVERLAND AVE CULVER CITY CA	UST SWEEPS
C C:	A19-000-7213				D Filename:	SITE04A
BOE:	44-008188				Page No:	195
Comp:	7213				County:	LOS ANGELES
Status:	ACTIVE				State :	CA
No of Tanks:	4				Zip:	90232
Jurisdict:	LOS ANGELES COUNTY				Latitude:	34.016539
Agency:	WASTE MANAGEMENT DEPARTMENT				Longitude:	-118.40534
Phone:					Georesult:	S5HPNTSCZA

**Tank Details**

Tank ID:	000001				S Contain:	
O Tank ID:					Stg:	W
SWRCB No:	19-000-007213-000001				Storage :	
Removed:					Storag Type:	WASTE
Installed:					P Contain:	
A Date:	06-30-89				Content:	
Capac:					ONA:	
Tank Use:	UNKNOWN				D File Name:	TANK4A

**Tank Details**

Tank ID:	000006				S Contain:	
O Tank ID:					Stg:	W
SWRCB No:	19-000-007213-000006				Storage :	
Removed:					Storag Type:	WASTE
Installed:					P Contain:	
A Date:	06-30-89				Content:	
Capac:					ONA:	
Tank Use:	UNKNOWN				D File Name:	TANK4A

**Tank Details**

Tank ID:	000002				S Contain:	
O Tank ID:					Stg:	W
SWRCB No:	19-000-007213-000002				Storage :	
Removed:					Storag Type:	WASTE
Installed:					P Contain:	
A Date:	06-30-89				Content:	
Capac:					ONA:	
Tank Use:	UNKNOWN				D File Name:	TANK4A

**Tank Details**

Tank ID:	000000				S Contain:	
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>O Tank ID:</b> <b>SWRCB No:</b> 19-000-007213-000000 <b>Removed:</b> <b>Installed:</b> <b>A Date:</b> 06-30-89 <b>Capac:</b> <b>Tank Use:</b> UNKNOWN		<b>Stg:</b> <b>Storage :</b> <b>Storag Type:</b> WASTE <b>P Contain:</b> <b>Content:</b> <b>ONA:</b> <b>D File Name:</b> TANK4A		W		

[54](#) 1 of1 E 0.15 / 807.28 82.43 / -1 BAGGE & SON 10417 WASHINGTON BLVD CULVER CITY CA 90232 CUPA LA COUNTY

**Facility ID:** FA0029042  
**CERS ID:** 0

Inactive Facility Details

**PE:** 1001

[55](#) 1 of2 E 0.16 / 824.41 82.43 / -1 AAMCO TRANSM 10409 WASHINGTON BLVD CULVER CITY CA 90230 RCRA SQG

**EPA Handler ID:** CAD981675002  
**Gen Status Universe:** Small Quantity Generator  
**Contact Name:**  
**Contact Address:** US  
**Contact Phone No and Ext:**  
**Contact Email:**  
**Contact Country:** US  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 19960901  
**Location Latitude:** 34.005688  
**Location Longitude:** -118.413811

Violation/Evaluation Summary

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

Hazardous Waste Handler Details

**Sequence No:** 1

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Receive Date:** 19960901  
**Handler Name:** AAMCO TRANSM  
**Federal Waste Generator Code:** 2  
**Generator Code Description:** Small Quantity Generator  
**Source Type:** Implementer

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Private	<b>Street 1:</b>	NOT REQUIRED
<b>Name:</b>	NOT REQUIRED	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	NOT REQUIRED
<b>Date Ended Current:</b>		<b>State:</b>	ME
<b>Phone:</b>	415-555-1212	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	99999

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Private	<b>Street 1:</b>	NOT REQUIRED
<b>Name:</b>	JOHN SIROLA & FRANK CANONICO	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	NOT REQUIRED
<b>Date Ended Current:</b>		<b>State:</b>	ME
<b>Phone:</b>	415-555-1212	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	99999

<a href="#">55</a>	2 of 2	E	0.16 / 824.41	82.43 / -1	AAMCO TRANSMISSIONS 10409 WASHINGTON BLVD CULVER CITY CA 90232	CUPA LA COUNTY
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**Facility ID:** FA0028980  
**CERS ID:** 0

**Inactive Facility Details**

**PE:** 1001

<a href="#">56</a>	1 of 1	W	0.16 / 843.90	81.69 / -2	SUSAN VALDRY 3757 GLENDON AVE LOS ANGELES CA 90034	RCRA NON GEN
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**EPA Handler ID:** CAC003090359  
**Gen Status Universe:** No Report  
**Contact Name:** ARIANNA RODRIGUEZ  
**Contact Address:** 3757 GLENDON AVE , , LOS ANGELES , CA, 90034 ,  
**Contact Phone No and Ext:** 323-540-0072  
**Contact Email:** FAVILA@BURNS-ENVIRO.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20201028  
**Location Latitude:**  
**Location Longitude:**

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Transfer Facility:</b>		No				
<b>Onsite Burner Exemption:</b>		No				
<b>Furnace Exemption:</b>		No				
<b>Underground Injection Activity:</b>		No				
<b>Commercial TSD:</b>		No				
<b>Used Oil Transporter:</b>		No				
<b>Used Oil Transfer Facility:</b>		No				
<b>Used Oil Processor:</b>		No				
<b>Used Oil Refiner:</b>		No				
<b>Used Oil Burner:</b>		No				
<b>Used Oil Market Burner:</b>		No				
<b>Used Oil Spec Marketer:</b>		No				

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20201028  
**Handler Name:** SUSAN VALDRY  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

**Owner/Operator Ind:** Current Operator  
**Type:** Other  
**Name:** ARIANNA RODRIGUEZ  
**Date Became Current:**  
**Date Ended Current:**  
**Phone:** 323-540-0072  
**Source Type:** Implementer

**Street No:**  
**Street 1:** 3757 GLENDON AVE  
**Street 2:**  
**City:** LOS ANGELES  
**State:** CA  
**Country:**  
**Zip Code:** 90034

**Owner/Operator Ind:** Current Owner  
**Type:** Other  
**Name:** SUSAN VALDRY  
**Date Became Current:**  
**Date Ended Current:**  
**Phone:** 323-540-0072  
**Source Type:** Implementer

**Street No:**  
**Street 1:** 8581 SANTA MONICA BLVD #PMB473  
**Street 2:**  
**City:** WEST HOLLYWOOD  
**State:** CA  
**Country:**  
**Zip Code:** 90069

**57**      **1 of 4**      **NE**      **0.16 / 845.08**      **88.92 / 5**      **MOTOR AVE CLEANERS  
3773 MOTOR AVE  
LOS ANGELES CA 90034**      **RCRA SQG**

**EPA Handler ID:** CAD983583667  
**Gen Status Universe:** Small Quantity Generator  
**Contact Name:** HA LEE  
**Contact Address:** 3773 MOTOR AVE , , LOS ANGELES , CA, 90034 , US  
**Contact Phone No and Ext:** 213-838-2454  
**Contact Email:**  
**Contact Country:** US  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 19910604  
**Location Latitude:** 34.02548  
**Location Longitude:** -118.407806

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 19910604  
**Handler Name:** MOTOR AVE CLEANERS  
**Federal Waste Generator Code:** 2  
**Generator Code Description:** Small Quantity Generator  
**Source Type:** Notification

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>	
<b>Type:</b> Private	<b>Street 1:</b>	NOT REQUIRED
<b>Name:</b> LEE HA SI	<b>Street 2:</b>	
<b>Date Became Current:</b>	<b>City:</b>	NOT REQUIRED
<b>Date Ended Current:</b>	<b>State:</b>	ME
<b>Phone:</b> 415-555-1212	<b>Country:</b>	
<b>Source Type:</b> Notification	<b>Zip Code:</b>	99999

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>	
<b>Type:</b> Private	<b>Street 1:</b>	NOT REQUIRED
<b>Name:</b> NOT REQUIRED	<b>Street 2:</b>	
<b>Date Became Current:</b>	<b>City:</b>	NOT REQUIRED
<b>Date Ended Current:</b>	<b>State:</b>	ME
<b>Phone:</b> 415-555-1212	<b>Country:</b>	
<b>Source Type:</b> Notification	<b>Zip Code:</b>	99999

<a href="#">57</a>	2 of 4	NE	0.16 / 845.08	88.92 / 5	MOTOR AVE CLEANERS 3773 MOTOR AVE LOS ANGELES CA	DRYCLEANERS
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<b>EPA ID:</b> CAD983583667	<b>Owner City:</b> NORTHRIDGE
<b>Create Date:</b> 6/4/1991	<b>Owner State:</b> CA
<b>Facility Act Ind:</b> No	<b>Owner Zip:</b> 913240000
<b>Inact Date:</b> 6/30/2014	<b>Owner Phone:</b> 3108382020
<b>Reason:</b> SIC/NAICS	<b>Owner Fax:</b> 0
<b>Region Code:</b> 4	<b>Contact Name:</b> SOOKIE K PARK
<b>DD Latitude:</b> 34.020936	<b>Contact Street 1:</b> 3773 MOTOR AVE
<b>DD Longitude:</b> -118.404576	<b>Contact Street 2:</b>
<b>Facility County Code:</b> (19) LOS ANGELES	<b>Contact City:</b> LOS ANGELES
<b>Mail Name:</b>	<b>Contact State:</b> CA
<b>Owner Name:</b> SOOKIE K PARK	<b>Contact Zip:</b> 900346403
<b>Owner Street 1:</b> 18919 BALLINGER ST	<b>Contact Phone:</b> 3232407340
<b>Owner Street 2:</b>	<b>Contact Fax:</b> 0

**NAICS Details**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>NAICS Code:</b>		81232				
<b>NAICS Description:</b>		Drycleaning and Laundry Services (except Coin-Operated)				
<b>SIC Code:</b>		7211				
<b>SIC Description:</b>		Power Laundries, Family and Commercial				

<a href="#">57</a>	3 of 4	NE	0.16 / 845.08	88.92 / 5	MOTOR AVENUE CLEANERS 3773 MOTOR AVE LOS ANGELES CA 90034	EMISSIONS
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**1987 Criteria Data**

<b>Facility ID:</b>	52313	<b>CERR Code:</b>	
<b>Facility SIC Code:</b>	7216	<b>TOGT:</b>	.4
<b>CO:</b>	19	<b>ROGT:</b>	0
<b>Air Basin:</b>	SC	<b>COT:</b>	
<b>District:</b>	SC	<b>NOXT:</b>	
<b>COID:</b>	LA	<b>SOXT:</b>	
<b>DISN:</b>	SOUTH COAST AQMD	<b>PMT:</b>	
<b>CHAPIS:</b>		<b>PM10T:</b>	

**1987 Toxic Data**

<b>Facility ID:</b>	52313	<b>COID:</b>	LA
<b>Facility SIC Code:</b>	7216	<b>DISN:</b>	SOUTH COAST AQMD
<b>CO:</b>	19	<b>CHAPIS:</b>	
<b>Air Basin:</b>	SC	<b>CERR Code:</b>	
<b>District:</b>	SC		
<b>TS:</b>			
<b>Health Risk Asmt:</b>			
<b>Non-Cancer Chronic Haz Ind:</b>			
<b>Non-Cancer Acute Haz Ind:</b>			

<a href="#">57</a>	4 of 4	NE	0.16 / 845.08	88.92 / 5	MOTOR AVE CLEANERS 3773 MOTOR AVE LOS ANGELES CA 90034	CUPA LA COUNTY
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<b>Facility ID:</b>	FA0044209
<b>CERS ID:</b>	0

**Inactive Facility Details**

<b>PE:</b>	1000
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<a href="#">58</a>	1 of 1	NE	0.17 / 886.64	88.20 / 5	10350 VENICE BLVD CULVER CITY CULVER CA	UST LA CITY
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<b>Facility ID:</b>	
<b>Data Source:</b>	Historical Underground Storage Tank Inventory List (Auto ID Number)

<a href="#">59</a>	1 of 1	NW	0.17 / 887.80	87.41 / 4	OTC AUTO REPAIR 3724 OVERLAND AVE LOS ANGELES CA 90034	CUPA LA COUNTY
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<b>Facility ID:</b>	FA0019544
<b>CERS ID:</b>	10250953

**Active Facility Details**



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
PE:		1001				

<a href="#">60</a>	1 of 2	NE	0.17 / 908.07	89.15 / 6	MICHAELS DRAPERY INC 10335 VENICE BLVD LOS ANGELES CA 90034	RCRA SQG
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**EPA Handler ID:** CAD981965031  
**Gen Status Universe:** Small Quantity Generator  
**Contact Name:**  
**Contact Address:** US  
**Contact Phone No and Ext:**  
**Contact Email:**  
**Contact Country:** US  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 19960901  
**Location Latitude:** 34.038239  
**Location Longitude:** -118.372774

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 19960901  
**Handler Name:** MICHAELS DRAPERY INC  
**Federal Waste Generator Code:** 2  
**Generator Code Description:** Small Quantity Generator  
**Source Type:** Implementer

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Private	<b>Street 1:</b>	NOT REQUIRED
<b>Name:</b>	MICHAELS DRAPERY INC	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	NOT REQUIRED
<b>Date Ended Current:</b>		<b>State:</b>	ME
<b>Phone:</b>	415-555-1212	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	99999

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Owner/Operator Ind:</b>	Current Operator				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street 1:</b>	NOT REQUIRED
<b>Name:</b>	NOT REQUIRED				<b>Street 2:</b>	
<b>Date Became Current:</b>					<b>City:</b>	NOT REQUIRED
<b>Date Ended Current:</b>					<b>State:</b>	ME
<b>Phone:</b>	415-555-1212				<b>Country:</b>	
<b>Source Type:</b>	Implementer				<b>Zip Code:</b>	99999

<a href="#">60</a>	2 of 2	NE	0.17 / 908.07	89.15 / 6	MICHAEL'S DRAPERY INC 10335 VENICE BLVD. LOS ANGELES CA 90034	EMISSIONS
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**1987 Criteria Data**

<b>Facility ID:</b>	21312	<b>CERR Code:</b>	
<b>Facility SIC Code:</b>	7216	<b>TOGT:</b>	1.1
<b>CO:</b>	19	<b>ROGT:</b>	0
<b>Air Basin:</b>	SC	<b>COT:</b>	
<b>District:</b>	SC	<b>NOXT:</b>	
<b>COID:</b>	LA	<b>SOXT:</b>	
<b>DISN:</b>	SOUTH COAST AQMD	<b>PMT:</b>	
<b>CHAPIS:</b>		<b>PM10T:</b>	

**1987 Toxic Data**

<b>Facility ID:</b>	21312	<b>COID:</b>	LA
<b>Facility SIC Code:</b>	7216	<b>DISN:</b>	SOUTH COAST AQMD
<b>CO:</b>	19	<b>CHAPIS:</b>	
<b>Air Basin:</b>	SC	<b>CERR Code:</b>	
<b>District:</b>	SC		
<b>TS:</b>			
<b>Health Risk Asmt:</b>			
<b>Non-Cancer Chronic Haz Ind:</b>			
<b>Non-Cancer Acute Haz Ind:</b>			

**1990 Criteria Data**

<b>Facility ID:</b>	21312	<b>CERR Code:</b>	
<b>Facility SIC Code:</b>	7216	<b>TOGT:</b>	3.9
<b>CO:</b>	19	<b>ROGT:</b>	0
<b>Air Basin:</b>	SC	<b>COT:</b>	
<b>District:</b>	SC	<b>NOXT:</b>	
<b>COID:</b>	LA	<b>SOXT:</b>	
<b>DISN:</b>	SOUTH COAST AQMD	<b>PMT:</b>	
<b>CHAPIS:</b>		<b>PM10T:</b>	

**1990 Toxic Data**

<b>Facility ID:</b>	21312	<b>COID:</b>	LA
<b>Facility SIC Code:</b>	7216	<b>DISN:</b>	SOUTH COAST AQMD
<b>CO:</b>	19	<b>CHAPIS:</b>	
<b>Air Basin:</b>	SC	<b>CERR Code:</b>	
<b>District:</b>	SC		
<b>TS:</b>			
<b>Health Risk Asmt:</b>			
<b>Non-Cancer Chronic Haz Ind:</b>			
<b>Non-Cancer Acute Haz Ind:</b>			

**1993 Criteria Data**

<b>Facility ID:</b>	21312	<b>CERR Code:</b>	
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Facility SIC Code:	7216			TOGT:	2.1	
CO:	19			ROGT:	0	
Air Basin:	SC			COT:	0	
District:	SC			NOXT:	0	
COID:	LA			SOXT:		
DISN:	SOUTH COAST AQMD			PMT:	0	
CHAPIS:				PM10T:	0	

**1993 Toxic Data**

Facility ID:	21312	COID:	LA
Facility SIC Code:	7216	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

**1995 Criteria Data**

Facility ID:	21312	CERR Code:	
Facility SIC Code:	7216	TOGT:	2.1
CO:	19	ROGT:	0
Air Basin:	SC	COT:	0
District:	SC	NOXT:	0
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	0
CHAPIS:		PM10T:	0

**1995 Toxic Data**

Facility ID:	21312	COID:	LA
Facility SIC Code:	7216	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

**61**      1 of 1      S      0.18 / 930.79      73.04 / -11      10762 WASHINGTON BLVD CULVER CITY CA 902323314      HMS LA

Site No: 028864  
Area: 2M

**Detail Info**

Permit No:  
File No: 041061  
File Name: SUSHI KAREN  
Status: File Opened, no permit exists  
Permit Type:  
Permit Status:  
Permit Category:

**62**      1 of 1      NNE      0.18 / 933.33      89.80 / 6      M VENICE, LLC. 3737 - 3741 MOTOR AVENUE      RCRA NON GEN

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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LOS ANGELES CA 90034

**EPA Handler ID:** CAC002966432  
**Gen Status Universe:** No Report  
**Contact Name:** BEN RIGGINS  
**Contact Address:** 11601 SANTA MONICA BLVD , , LOS ANGELES , CA, 90025 ,  
**Contact Phone No and Ext:** 310-914-5555  
**Contact Email:** LUPE@FRESHAIRENIRONMENTAL.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20180613  
**Location Latitude:** 34.021716  
**Location Longitude:** -118.40494

Violation/Evaluation Summary

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 20180613  
**Handler Name:** M VENICE, LLC.  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

Owner/Operator Details

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 11601 SANTA MONICA BLVD
<b>Name:</b> BEN RIGGINS	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-914-5555	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90025

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 11601 SANTA MONICA BLVD
<b>Name:</b> M VENICE, LLC.	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-914-5555	<b>Country:</b>

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Source Type:	Implementer			Zip Code:	90025	

[63](#) 1 of3 SSW 0.18 / 941.77 73.16 / -10 10799 WASHINGTON BLVD CULVER CITY CA 90232 HMS LA

Site No: 033927  
Area: 2M

**Detail Info**

Permit No:  
File No: 058376  
File Name: EQUITY ONE CULVER LLC  
Status: File Opened, no permit exists  
Permit Type:  
Permit Status:  
Permit Category:

[63](#) 2 of3 SSW 0.18 / 941.77 73.16 / -10 BEST BUY STORE #179 10799 WASHINGTON BLVD CULVER CITY CA 90232 RCRA NON GEN

EPA Handler ID: CAL000425956  
Gen Status Universe: No Report  
Contact Name: TIM DUNN  
Contact Address: 7601 PENN AVENUE SOUTH , , RICHFIELD , MN, 55423 ,  
Contact Phone No and Ext: 612-291-3406  
Contact Email: TIMOTHY.DUNN@BESTBUY.COM  
Contact Country:  
County Name: LOS ANGELES  
EPA Region: 09  
Land Type:  
Receive Date: 20170322  
Location Latitude: 34.015752  
Location Longitude: -118.407182

**Violation/Evaluation Summary**

Note: NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

Importer Activity: No  
Mixed Waste Generator: No  
Transporter Activity: No  
Transfer Facility: No  
Onsite Burner Exemption: No  
Furnace Exemption: No  
Underground Injection Activity: No  
Commercial TSD: No  
Used Oil Transporter: No  
Used Oil Transfer Facility: No  
Used Oil Processor: No  
Used Oil Refiner: No  
Used Oil Burner: No  
Used Oil Market Burner: No  
Used Oil Spec Marketer: No

**Hazardous Waste Handler Details**

Sequence No: 1

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Receive Date:** 20170322  
**Handler Name:** BEST BUY STORE #179  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	7601 PENN AVE S
<b>Name:</b>	BEST BUY CO INC	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	RICHFIELD
<b>Date Ended Current:</b>		<b>State:</b>	MN
<b>Phone:</b>	612-291-6251	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	55423

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	7601 PENN AVENUE SOUTH
<b>Name:</b>	TIM DUNN	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	RICHFIELD
<b>Date Ended Current:</b>		<b>State:</b>	MN
<b>Phone:</b>	612-291-3406	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	55423

<a href="#">63</a>	3 of 3	<b>SSW</b>	<b>0.18 / 941.77</b>	<b>73.16 / -10</b>	<b>BEST BUY #0179 10799 WASHINGTON BLVD CULVER CITY CA 90232</b>	<b>CUPA LA COUNTY</b>
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**Facility ID:** FA0049463  
**CERS ID:** 10731706

**Active Facility Details**

**PE:** 7040  
**PE:** 1001

**Inactive Facility Details**

**PE:** 7040

<a href="#">64</a>	1 of 2	<b>WNW</b>	<b>0.18 / 950.12</b>	<b>86.51 / 3</b>	<b>MAXWELL F KEMPER 3701 OVERLAND AVE LOS ANGELES CA</b>	<b>UST SWEEPS</b>
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<b>C C:</b>	119-050-4787	<b>D Filename:</b>	NSITE2
<b>BOE:</b>		<b>Page No:</b>	197
<b>Comp:</b>	4787	<b>County:</b>	LOS ANGELES
<b>Status:</b>	INACTIVE	<b>State :</b>	CA
<b>No of Tanks:</b>		<b>Zip:</b>	90034
<b>Jurisdict:</b>	CITY OF LOS ANGELES	<b>Latitude:</b>	34.020836
<b>Agency:</b>	FIRE DEPARTMENT	<b>Longitude:</b>	-118.409117
<b>Phone:</b>	(213) 000-0000	<b>Georesult:</b>	S5HPNTSCZA

<a href="#">64</a>	2 of 2	<b>WNW</b>	<b>0.18 / 950.12</b>	<b>86.51 / 3</b>	<b>AT&amp;T MOBILITY 11922 3701 S OVERLAND AVE ATT M LOS ANGELES CA 90034</b>	<b>UST LA CITY</b>
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**Facility ID:** FA0035927  
**Data Source:** Historical Underground Storage Tank Inventory List (FA Number)

**Historical UST Inventory**



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Facility Status:		Active				

<a href="#">65</a>	1 of 6	E	0.19 / 989.67	84.26 / 1	AUTO BODY MASTERS 10375 WASHINGTON BLVD CULVER CITY CA 90232	EMISSIONS
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**2006 Criteria Data**

Facility ID:	102401	CERR Code:	
Facility SIC Code:	7532	TOGT:	1.69588672493566655857103753281036842782
CO:	19	ROGT:	1.574
Air Basin:	SC	COT:	.027
District:	SC	NOXT:	.099
COID:	LA	SOXT:	.001
DISN:	SOUTH COAST AQMD	PMT:	.006
CHAPIS:		PM10T:	.006

**2006 Toxic Data**

Facility ID:	102401	COID:	LA
Facility SIC Code:	7532	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

**2007 Criteria Data**

Facility ID:	102401	CERR Code:	
Facility SIC Code:	7532	TOGT:	1.69588672493566655857103753281036842782
CO:	19	ROGT:	1.574
Air Basin:	SC	COT:	.027
District:	SC	NOXT:	.099
COID:	LA	SOXT:	.001
DISN:	SOUTH COAST AQMD	PMT:	.006
CHAPIS:		PM10T:	.006

**2007 Toxic Data**

Facility ID:	102401	COID:	LA
Facility SIC Code:	7532	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

**2011 Criteria Data**

Facility ID:	102401	CERR Code:	
Facility SIC Code:	7532	TOGT:	1.36482471901816815298364593389582877498
CO:	19	ROGT:	1.27964

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Air Basin:	SC			COT:	.02453	
District:	SC			NOXT:	.09111	
COID:	LA			SOXT:	.00058	
DISN:	SOUTH COAST AQMD			PMT:	.00525	
CHAPIS:				PM10T:	.00525	

**2011 Toxic Data**

Facility ID:	102401			COID:	LA	
Facility SIC Code:	7532			DISN:	SOUTH COAST AQMD	
CO:	19			CHAPIS:		
Air Basin:	SC			CERR Code:		
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

**2015 Toxic Data**

Facility ID:	102401			COID:	LA	
Facility SIC Code:	7532			DISN:	SOUTH COAST AQMD	
CO:	19			CHAPIS:		
Air Basin:	SC			CERR Code:		
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

**2016 Criteria Data**

Facility ID:	102401			CERR CODE:		
Facility SIC Code:	7532			TOGT:	.	6763211587481250402598717205458778492487
CO:	19			ROGT:	.66384	
Air Basin:	SC			COT:	.01917	
District:	SC			NOXT:	.06	
COID:	LA			SOXT:	.000327	
DISN:	SOUTH COAST AQMD			PMT:	.008821	
CHAPIS:				PM10T:	.00842706	

**2016 Toxic Data**

Facility ID:	102401			TS:		
Facility SIC Code:	7532			HRA:		
CERR CODE:				CH Index:		
COID:	LA			AH Index:		
CO:	19			Air Basin:	SC	
DISN:	SOUTH COAST AQMD			District:	SC	
CHAPIS:						

**2017 Criteria Data**

Facility ID:	102401			CERR Code:		
Facility SIC Code:	7532			TOGT:	.	7454350192007691639701845285477099421459
CO:	19			ROGT:	.71347	
Air Basin:	SC			COT:	.01752	
District:	SC			NOXT:	.06	
COID:	LA			SOXT:	.0003	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>DISN:</b>	SOUTH COAST AQMD				<b>PMT:</b>	.008857
<b>CHAPIS:</b>					<b>PM10T:</b>	.00846522
<b><u>2017 Toxic Data</u></b>						
<b>Facility ID:</b>	102401				<b>COID:</b>	LA
<b>Facility SIC Code:</b>	7532				<b>DISN:</b>	SOUTH COAST AQMD
<b>CO:</b>	19				<b>CHAPIS:</b>	
<b>Air Basin:</b>	SC				<b>CERR Code:</b>	
<b>District:</b>	SC					
<b>TS:</b>						
<b>Health Risk Asmt:</b>						
<b>Non-Cancer Chronic Haz Ind:</b>						
<b>Non-Cancer Acute Haz Ind:</b>						

<a href="#">65</a>	2 of 6	E	0.19 / 989.67	84.26 / 1	BUNNIN CHEVROLET, JOEL CHEVROL 10375 W WASHINGTON BLVD CULVER CITY CA 90230	EMISSIONS
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<b><u>1987 Criteria Data</u></b>						
<b>Facility ID:</b>	18842				<b>CERR Code:</b>	
<b>Facility SIC Code:</b>	7538				<b>TOGT:</b>	0
<b>CO:</b>	19				<b>ROGT:</b>	0
<b>Air Basin:</b>	SC				<b>COT:</b>	
<b>District:</b>	SC				<b>NOXT:</b>	
<b>COID:</b>	LA				<b>SOXT:</b>	
<b>DISN:</b>	SOUTH COAST AQMD				<b>PMT:</b>	
<b>CHAPIS:</b>					<b>PM10T:</b>	
<b><u>1987 Toxic Data</u></b>						
<b>Facility ID:</b>	18842				<b>COID:</b>	LA
<b>Facility SIC Code:</b>	7538				<b>DISN:</b>	SOUTH COAST AQMD
<b>CO:</b>	19				<b>CHAPIS:</b>	
<b>Air Basin:</b>	SC				<b>CERR Code:</b>	
<b>District:</b>	SC					
<b>TS:</b>						
<b>Health Risk Asmt:</b>						
<b>Non-Cancer Chronic Haz Ind:</b>						
<b>Non-Cancer Acute Haz Ind:</b>						

<a href="#">65</a>	3 of 6	E	0.19 / 989.67	84.26 / 1	AUTOBODY MASTERS 10375 WASHINGTON BLVD CULVER CITY CA 90232-0000	RCRA NON GEN
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<b>EPA Handler ID:</b>	CAL000157859					
<b>Gen Status Universe:</b>	No Report					
<b>Contact Name:</b>	DORIS ALWAG					
<b>Contact Address:</b>	10375 WASHINGTON BLVD , , CULVER CITY , CA, 90232-3150 ,					
<b>Contact Phone No and Ext:</b>	310-559-8365					
<b>Contact Email:</b>	DORISA@AUTOBODYMASTERSINC.COM					
<b>Contact Country:</b>						
<b>County Name:</b>	LOS ANGELES					
<b>EPA Region:</b>	09					
<b>Land Type:</b>						
<b>Receive Date:</b>	19960912					
<b>Location Latitude:</b>	34.018855					
<b>Location Longitude:</b>	-118.402267					

**Violation/Evaluation Summary**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 19960912  
**Handler Name:** AUTOBODY MASTERS  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 10375 WASHINGTON BLVD
<b>Name:</b> NORMAN LARSON/JEREMY BALTZER	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> CULVER CITY
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-559-8365	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90232-0000

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 10375 WASHINGTON BLVD
<b>Name:</b> DORIS ALWAG	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> CULVER CITY
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-559-8365	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90232-3150

<a href="#">65</a>	4 of 6	E	0.19 / 989.67	84.26 / 1	AUTO BODY MASTERS II INC 10375 W WASHINGTON BLVD CULVER CITY CA 90232	CUPA LA COUNTY
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**Facility ID:** FA0028928  
**CERS ID:** 10301143

**Active Facility Details**

**PE:** 1003

<a href="#">65</a>	5 of 6	E	0.19 / 989.67	84.26 / 1	MIKE MILLER BODY SHOP 10375 W WASHINGTON BLVD	UST SWEEPS
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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LOS ANGELES CA

<b>C C:</b>	119-050-7396	<b>D Filename:</b>	NSITE2
<b>BOE:</b>		<b>Page No:</b>	262
<b>Comp:</b>	7396	<b>County:</b>	LOS ANGELES
<b>Status:</b>	INACTIVE	<b>State :</b>	CA
<b>No of Tanks:</b>		<b>Zip:</b>	90232
<b>Jurisdict:</b>	CITY OF LOS ANGELES	<b>Latitude:</b>	34.018834
<b>Agency:</b>	FIRE DEPARTMENT	<b>Longitude:</b>	-118.402585
<b>Phone:</b>	(213) 000-0000	<b>Georesult:</b>	S5HPNTS-ZA

<a href="#">65</a>	6 of 6	E	0.19 / 989.67	84.26 / 1	GR PROPERTIES 10375 WASHINGTON BLVD. CULVER CITY CA 90232	RCRA NON GEN
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**EPA Handler ID:** CAC003100513  
**Gen Status Universe:** No Report  
**Contact Name:** FRANKIE MURPHY  
**Contact Address:** 10375 WASHINGTON BLVD. , , CULVER CITY , CA, 90232 ,  
**Contact Phone No and Ext:** 310-562-0114  
**Contact Email:** ILAMYUENJR@AMERICANINTEGRATED.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20210112  
**Location Latitude:**  
**Location Longitude:**

Violation/Evaluation Summary

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 20210112  
**Handler Name:** GR PROPERTIES  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

Owner/Operator Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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<b>Owner/Operator Ind:</b>	Current Owner				<b>Street No:</b>	
<b>Type:</b>	Other				<b>Street 1:</b>	12100 WILSHIRE BLVD., SUITE 1180
<b>Name:</b>	WASHINGTON MOTOR LP				<b>Street 2:</b>	
<b>Date Became Current:</b>					<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>					<b>State:</b>	CA
<b>Phone:</b>	310-562-0114				<b>Country:</b>	
<b>Source Type:</b>	Implementer				<b>Zip Code:</b>	90025
<b>Owner/Operator Ind:</b>	Current Operator				<b>Street No:</b>	
<b>Type:</b>	Other				<b>Street 1:</b>	10375 WASHINGTON BLVD.
<b>Name:</b>	FRANKIE MURPHY				<b>Street 2:</b>	
<b>Date Became Current:</b>					<b>City:</b>	CULVER CITY
<b>Date Ended Current:</b>					<b>State:</b>	CA
<b>Phone:</b>	310-562-0114				<b>Country:</b>	
<b>Source Type:</b>	Implementer				<b>Zip Code:</b>	90232

<a href="#">66</a>	1 of 1	S	0.19 / 995.42	72.61 / -11	10758 W WASHINGTON BLVD CULVER CITY CULVER CA	UST LA CITY
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**Facility ID:**  
**Data Source:** Historical Underground Storage Tank Inventory List (Auto ID Number)

<a href="#">67</a>	1 of 1	NE	0.19 / 996.69	89.08 / 6	THOMAS M LOE DDS 10320 VENICE BLVD CULVER CITY CA 90232-0000	RCRA NON GEN
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**EPA Handler ID:** CAL000170417  
**Gen Status Universe:** No Report  
**Contact Name:** LINDA GROSSMAN  
**Contact Address:** 10320 VENICE BLVD , , CULVER CITY , CA, 90232 ,  
**Contact Phone No and Ext:** 310-838-3177  
**Contact Email:** DENTIST20002001@YAHOO.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 19980615  
**Location Latitude:** 34.020594  
**Location Longitude:** -118.403136

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 19980615  
**Handler Name:** THOMAS M LOE DDS  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	10320 VENICE BLVD
<b>Name:</b>	LINDA GROSSMAN	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	CULVER CITY
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-838-3177	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90232

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	10320 VENICE BLVD
<b>Name:</b>	THOMAS M LOE	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	CULVER CITY
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-838-3177	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90232-0000

<a href="#">68</a>	1 of 1	S	0.19 / 1,015.06	72.61 / -11	10760 WASHINGTON BLVD CULVER CITY CA 902323314	HMS LA
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**Site No:** 036834  
**Area:** 2M

**Detail Info**

**Permit No:**  
**File No:** 068089  
**File Name:** KAUFMAN DENTISTRY INC  
**Status:** File Opened, no permit exists  
**Permit Type:**  
**Permit Status:**  
**Permit Category:**

<a href="#">69</a>	1 of 1	NE	0.19 / 1,018.65	89.92 / 6	THE BIKE SHOP CALIFORNIA 3770 MOTOR AVE LOS ANGELES CA 90034	RCRA NON GEN
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**EPA Handler ID:** CAL000439721  
**Gen Status Universe:** No Report  
**Contact Name:** MARTIN LUNA  
**Contact Address:** 3770 MOTOR AVE , , LOS ANGELES , CA, 90034 ,  
**Contact Phone No and Ext:** 310-581-8014  
**Contact Email:**  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20181011  
**Location Latitude:** 34.021063  
**Location Longitude:** -118.404376

**Violation/Evaluation Summary**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20181011  
**Handler Name:** THE BIKE SHOP CALIFORNIA  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3770 MOTOR AVE
<b>Name:</b> MARTIN LUNA	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-581-8014	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90034

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3770 MOTOR AVE
<b>Name:</b> ANDREW SMITH	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-581-8014	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90034

<a href="#">70</a>	1 of 1	WSW	0.19 / 1,025.29	78.32 / -5	10827 VENICE BLVD LOS ANGELES LOS ANGELES CA	DELISTED TNK
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**Delisted Los Angeles County Underground Storage Tanks**

**St No:**  
**State:**  
**St Type:**  
**St Dir:**  
**St Name:**  
**Facility ID:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Last Run Date:  
Data Source: UST HISTORICAL FILES

<a href="#">71</a>	1 of 1	NW	0.20 / 1,045.93	88.47 / 5	SWEAT DREAMS 3700 OVERLAND AVE LOS ANGELES CA 90034	CUPA LA COUNTY
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Facility ID: FA0019552  
CERS ID: 0

Inactive Facility Details

PE: 1001

<a href="#">72</a>	1 of 1	SW	0.20 / 1,046.88	75.68 / -8	AT&T CORP. -H41CC 3823 WESTWOOD BLVD CULVER CITY CA 90232	CUPA LA COUNTY
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Facility ID: FA0051407  
CERS ID: 10812310

Active Facility Details

PE: 7040

<a href="#">73</a>	1 of 1	WSW	0.20 / 1,061.86	77.64 / -6	10826 VENICE BLVD CULVER CITY CA 90232	HMS LA
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Site No: 031857  
Area: 2M

Detail Info

Permit No: 000565772  
File No: 050178  
File Name: PIZZA RIO  
Status: Permit Closed  
Permit Type: Operating Industrial Waste Permit - Local Sewer  
Permit Status: Permit Closed  
Permit Category: Industrial Waste Permit

<a href="#">74</a>	1 of 2	E	0.20 / 1,079.52	83.73 / 0	ELTA M MOBECK 10369 W WASHINGTON BLVD LOS ANGELES CA	UST SWEEPS
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C C:	119-050-4207	D Filename:	NSITE2
BOE:		Page No:	262
Comp:	4207	County:	LOS ANGELES
Status:	INACTIVE	State :	CA
No of Tanks:		Zip:	90230
Jurisdict:	CITY OF LOS ANGELES	Latitude:	34.018883
Agency:	FIRE DEPARTMENT	Longitude:	-118.4025
Phone:	(213) 000-0000	Georesult:	S5HPNTS--A

<a href="#">74</a>	2 of 2	E	0.20 / 1,079.52	83.73 / 0	JOEL CHEVROLET 10369 W WASHINGTON BLVD LOS ANGELES CA 90230	UST LA CITY
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Facility ID: FA0010612  
Data Source: Historical Underground Storage Tank Inventory List (FA Number)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Historical UST Inventory**

Facility Status: Inactive

<a href="#">75</a>	1 of 1	SSW	0.20 / 1,080.40	72.08 / -11	10797 WASHINGTON BLVD CULVER CITY CA 90232	HMS LA
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Site No: 033928  
Area: 2M

**Detail Info**

Permit No:  
File No: 058379  
File Name: THE BLIND BARBER WEST LLC  
Status: File Opened, no permit exists  
Permit Type:  
Permit Status:  
Permit Category:

<a href="#">76</a>	1 of 2	NW	0.21 / 1,102.15	89.13 / 6	BREE BRESCIANI 10621 REGENT ST LOS ANGELES CA 90068	RCRA TSD
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EPA Handler ID: CAC003006776  
Gen Status Universe: No Report  
Contact Name: BREE BRESCIANI  
Contact Address: 10621 REGENT ST , , LOS ANGELES , CA, 90068 ,  
Contact Phone No and Ext: 310-438-5030  
Contact Email: CAROLYN.KBEINC@GMAIL.COM  
Contact Country:  
Land Type:  
County Name: LOS ANGELES  
EPA Region: 09  
Receive Date: 20190322  
Location Latitude: 34.021305  
Location Longitude: -118.408381

**Violation/Evaluation Summary**

Note: NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

Importer Activity: No  
Mixed Waste Generator: No  
Transporter Activity: No  
Transfer Facility: No  
Onsite Burner Exemption: No  
Smelting, Melting and Refining: No  
Underground Injection Control: No  
Commercial TSD: No  
Used Oil Transporter: No  
Used Oil Transfer Facility: No  
Used Oil Processor: No  
Used Oil Refiner: No  
Used Oil Burner: No  
Used Oil Market Burner: No  
Used Oil Spec Marketer: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20190322  
**Handler Name:** BREE BRESCIANI  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified  
**Source Type:** Implementer  
**TSD Activity:** Y

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 10621 REGENT ST
<b>Name:</b> BREE BRESCIANI	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-438-5030	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90068

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 10621 REGENT ST
<b>Name:</b> BREE BRESCIANI	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-438-5030	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90068

<a href="#">76</a>	2 of2	NW	0.21 / 1,102.15	89.13 / 6	BREE BRESCIANI 10621 REGENT ST LOS ANGELES CA 90068	RCRA NON GEN
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**EPA Handler ID:** CAC003006776  
**Gen Status Universe:** No Report  
**Contact Name:** BREE BRESCIANI  
**Contact Address:** 10621 REGENT ST , , LOS ANGELES , CA, 90068 ,  
**Contact Phone No and Ext:** 310-438-5030  
**Contact Email:** CAROLYN.KBEINC@GMAIL.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20190322  
**Location Latitude:** 34.021305  
**Location Longitude:** -118.408381

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Used Oil Processor:		No				
Used Oil Refiner:		No				
Used Oil Burner:		No				
Used Oil Market Burner:		No				
Used Oil Spec Marketer:		No				

**Hazardous Waste Handler Details**

Sequence No: 1  
 Receive Date: 20190322  
 Handler Name: BREE BRESCIANI  
 Source Type: Implementer  
 Federal Waste Generator Code: N  
 Generator Code Description: Not a Generator, Verified

**Owner/Operator Details**

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	10621 REGENT ST
Name:	BREE BRESCIANI	Street 2:	
Date Became Current:		City:	LOS ANGELES
Date Ended Current:		State:	CA
Phone:	310-438-5030	Country:	
Source Type:	Implementer	Zip Code:	90068

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	10621 REGENT ST
Name:	BREE BRESCIANI	Street 2:	
Date Became Current:		City:	LOS ANGELES
Date Ended Current:		State:	CA
Phone:	310-438-5030	Country:	
Source Type:	Implementer	Zip Code:	90068

<u>77</u>	1 of 7	NE	0.21 / 1,118.40	90.24 / 7	MARIO'S BODY SHOP 10301 VENICE BLVD. LOS ANGELES CA 90034	EMISSIONS
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**1987 Criteria Data**

Facility ID:	9177	CERR Code:	
Facility SIC Code:	7538	TOGT:	.1
CO:	19	ROGT:	.0968
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	
CHAPIS:		PM10T:	

**1987 Toxic Data**

Facility ID:	9177	COID:	LA
Facility SIC Code:	7538	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

**1990 Criteria Data**



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Facility ID:	9177				CERR Code:	
Facility SIC Code:	7538				TOGT:	.1
CO:	19				ROGT:	.0968
Air Basin:	SC				COT:	
District:	SC				NOXT:	
COID:	LA				SOXT:	
DISN:	SOUTH COAST AQMD				PMT:	
CHAPIS:					PM10T:	

**1990 Toxic Data**

Facility ID:	9177				COID:	LA
Facility SIC Code:	7538				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

<a href="#">77</a>	2 of 7	NE	0.21 / 1,118.40	90.24 / 7	MBS COLLISION CENTER, LLC FREDDY ROBLEDO 10301 VENICE BLVD LOS ANGELES CA 90034	EMISSIONS
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**2012 Criteria Data**

Facility ID:	171138				CERR Code:	
Facility SIC Code:	7538				TOGT:	.
CO:	19				ROGT:	.09134
Air Basin:	SC				COT:	
District:	SC				NOXT:	
COID:	LA				SOXT:	
DISN:	SOUTH COAST AQMD				PMT:	.00409
CHAPIS:					PM10T:	.0035174

**2012 Toxic Data**

Facility ID:	171138				COID:	LA
Facility SIC Code:	7538				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

**2013 Criteria Data**

Facility ID:	171138				CERR Code:	
Facility SIC Code:	7538				TOGT:	.
CO:	19				ROGT:	.19477
Air Basin:	SC				COT:	
District:	SC				NOXT:	
COID:	LA				SOXT:	
DISN:	SOUTH COAST AQMD				PMT:	.00766

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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CHAPIS:				PM10T:	.0073536	
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**2013 Toxic Data**

Facility ID:	171138			COID:	LA	
Facility SIC Code:	7538			DISN:	SOUTH COAST AQMD	
CO:	19			CHAPIS:		
Air Basin:	SC			CERR Code:		
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

**2015 Toxic Data**

Facility ID:	171138			COID:	LA	
Facility SIC Code:	7538			DISN:	SOUTH COAST AQMD	
CO:	19			CHAPIS:		
Air Basin:	SC			CERR Code:		
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

**2016 Toxic Data**

Facility ID:	171138			TS:		
Facility SIC Code:	7538			HRA:		
CERR CODE:				CH Index:		
COID:	LA			AH Index:		
CO:	19			Air Basin:	SC	
DISN:	SOUTH COAST AQMD			District:	SC	
CHAPIS:						

**2017 Toxic Data**

Facility ID:	171138			COID:	LA	
Facility SIC Code:	7538			DISN:	SOUTH COAST AQMD	
CO:	19			CHAPIS:		
Air Basin:	SC			CERR Code:		
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

**2018 Toxic Data**

Facility ID:	171138			COID:	LA	
Facility SIC Code:	7538			DISN:	SOUTH COAST AQMD	
CO:	19			CHAPIS:		
Air Basin:	SC			CERR Code:		
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

**2019 Toxic Data**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
CO:	19				DISN:	SOUTH COAST AQMD
Air Basin:	SC				CHAPIS:	
Facility ID:	171138				CERR Code:	
District:	SC				TS:	
Facility SIC Code:	7538				Health Risk Asmt:	
COID:	LA					
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

<a href="#">77</a>	3 of 7	NE	0.21 / 1,118.40	90.24 / 7	MBS COLLISION CENTER LLC 10301 VENICE BLVD LOS ANGELES CA 90034	RCRA NON GEN
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**EPA Handler ID:** CAL000374109  
**Gen Status Universe:** No Report  
**Contact Name:** ARMANDO ROBLEDO  
**Contact Address:** 10301 VENCE BLVD , , LOS ANGELES , CA, 90034 ,  
**Contact Phone No and Ext:** 310-202-8999  
**Contact Email:** MBSCOLLISIONCENTER@GMAIL.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20120427  
**Location Latitude:** 34.021215  
**Location Longitude:** -118.403213

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20120427  
**Handler Name:** MBS COLLISION CENTER LLC  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

**Owner/Operator Ind:** Current Operator  
**Type:** Other  
**Street No:**  
**Street 1:** 10301 VENCE BLVD

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Name:</b>		ARMANDO ROBLEDO		<b>Street 2:</b>		
<b>Date Became Current:</b>				<b>City:</b>		LOS ANGELES
<b>Date Ended Current:</b>				<b>State:</b>		CA
<b>Phone:</b>		310-202-8999		<b>Country:</b>		
<b>Source Type:</b>		Implementer		<b>Zip Code:</b>		90034
<b>Owner/Operator Ind:</b>		Current Owner		<b>Street No:</b>		
<b>Type:</b>		Other		<b>Street 1:</b>		10301 VENICE BLVD
<b>Name:</b>		ARMANDO ROBLEDO		<b>Street 2:</b>		
<b>Date Became Current:</b>				<b>City:</b>		LOS ANGELES
<b>Date Ended Current:</b>				<b>State:</b>		CA
<b>Phone:</b>		310-202-8999		<b>Country:</b>		
<b>Source Type:</b>		Implementer		<b>Zip Code:</b>		90034-0000

[77](#) 4 of7 NE 0.21 / 1,118.40 90.24 / 7 MSB COLLISION CENTER LLC 10301 VENICE BLVD B LOS ANGELES CA 90034 CUPA LA COUNTY

Facility ID: FA0027706  
CERS ID: 10680262

**Active Facility Details**

PE: 1001

[77](#) 5 of7 NE 0.21 / 1,118.40 90.24 / 7 CULVER IMPORTS 10301 VENICE BLVD A LOS ANGELES CA 90034 CUPA LA COUNTY

Facility ID: FA0027705  
CERS ID: 0

**Inactive Facility Details**

PE: 1001

[77](#) 6 of7 NE 0.21 / 1,118.40 90.24 / 7 CULVER IMPORTS 10301 W VENICE BLVD LOS ANGELES CA 90034 UST LA CITY

Facility ID: FA0010201  
Data Source: Historical Underground Storage Tank Inventory List (FA Number)

**Historical UST Inventory**

Facility Status: Inactive

[77](#) 7 of7 NE 0.21 / 1,118.40 90.24 / 7 MBS COLLISION CENTER LLC 10301 VENICE BLVD LOS ANGELES CA 90034 RCRA NON GEN

EPA Handler ID: CAL000479818  
Gen Status Universe: No Report  
Contact Name: ARMANDO ROBLEDO  
Contact Address: 3406 CASPIAN DR , , PALDALE , CA, 93551 ,  
Contact Phone No and Ext: 310-422-9761  
Contact Email: MBSCOLLISIONCENTER@GMAIL.COM  
Contact Country:  
County Name: LOS ANGELES  
EPA Region: 09  
Land Type:  
Receive Date: 20230809

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Location Latitude:  
Location Longitude:

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20230809  
**Handler Name:** MBS COLLISION CENTER LLC  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3406 CASPIAN DR
<b>Name:</b> ARMANDO ROBLEDO	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> PALDALE
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-422-9761	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 93551

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 10301 VENICE BLVD
<b>Name:</b> MBS COLLISION CENTER LLC	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-202-8999	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90034

<a href="#">78</a>	1 of 1	WSW	0.21 / 1,126.13	76.95 / -7	ANTIQUE STOVES 10826 VENICE BLVD 108 CULVER CITY CA 90232	CUPA LA COUNTY
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**Facility ID:** FA0027679  
**CERS ID:** 0

**Inactive Facility Details**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
PE:		1001				

<a href="#">79</a>	1 of 1	NE	0.22 / 1,142.35	90.68 / 7	DAYNA GREENSPAN 3765 VINTON AVE., LOS ANGELES CA 90034	RCRA NON GEN
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**EPA Handler ID:** CAC003199527  
**Gen Status Universe:** No Report  
**Contact Name:** DAYNA GREENSPAN  
**Contact Address:** PO BOX 2222 , , CULVER CITY , CA, 90034 ,  
**Contact Phone No and Ext:** 310-801-0290  
**Contact Email:** DAYNA\_GREENSPAN@YAHOO.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20221014  
**Location Latitude:**  
**Location Longitude:**

#### Violation/Evaluation Summary

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 20221014  
**Handler Name:** DAYNA GREENSPAN  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

#### Owner/Operator Details

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	PO BOX 2222
<b>Name:</b>	DAYNA GREENSPAN	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	CULVER CITY
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-801-0290	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90034
<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Type:	Other				Street 1:	PO BOX 2222
Name:	DAYNA GREENSPAN				Street 2:	
Date Became Current:					City:	CULVER CITY
Date Ended Current:					State:	CA
Phone:	310-801-0290				Country:	
Source Type:	Implementer				Zip Code:	90034

80      1 of2      **NW**      0.22 / 1,151.28      88.80 / 5      **WALTER CALE**  
**3630-3638 OVERLAND AVE**  
**LOS ANGELES CA 90034**      **RCRA TSD**

**EPA Handler ID:** CAC003013610  
**Gen Status Universe:** No Report  
**Contact Name:** WALTER CALE  
**Contact Address:** 3630-3638 OVERLAND AVE , , LOS ANGELES , CA, 90034 ,  
**Contact Phone No and Ext:** 310-710-1808  
**Contact Email:** JOE@ANEJODEV.COM  
**Contact Country:**  
**Land Type:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Receive Date:** 20190506  
**Location Latitude:** 34.022333  
**Location Longitude:** -118.409746

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Smelting, Melting and Refining:** No  
**Underground Injection Control:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20190506  
**Handler Name:** WALTER CALE  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified  
**Source Type:** Implementer  
**TSD Activity:** Y

**Owner/Operator Details**

**Owner/Operator Ind:** Current Owner      **Street No:**  
**Type:** Other      **Street 1:** 3630-3638 OVERLAND AVE  
**Name:** WALTER CALE      **Street 2:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Date Became Current:</b>				<b>City:</b>	LOS ANGELES	
<b>Date Ended Current:</b>				<b>State:</b>	CA	
<b>Phone:</b>	310-710-1808			<b>Country:</b>		
<b>Source Type:</b>	Implementer			<b>Zip Code:</b>	90034	
<b>Owner/Operator Ind:</b>	Current Operator			<b>Street No:</b>		
<b>Type:</b>	Other			<b>Street 1:</b>	3630-3638 OVERLAND AVE	
<b>Name:</b>	WALTER CALE			<b>Street 2:</b>		
<b>Date Became Current:</b>				<b>City:</b>	LOS ANGELES	
<b>Date Ended Current:</b>				<b>State:</b>	CA	
<b>Phone:</b>	310-710-1808			<b>Country:</b>		
<b>Source Type:</b>	Implementer			<b>Zip Code:</b>	90034	

[80](#) 2 of2 NW 0.22 / 1,151.28 88.80 / 5 WALTER CALE 3630-3638 OVERLAND AVE LOS ANGELES CA 90034 RCRA NON GEN

**EPA Handler ID:** CAC003013610  
**Gen Status Universe:** No Report  
**Contact Name:** WALTER CALE  
**Contact Address:** 3630-3638 OVERLAND AVE , , LOS ANGELES , CA, 90034 ,  
**Contact Phone No and Ext:** 310-710-1808  
**Contact Email:** JOE@ANEJODEV.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20190506  
**Location Latitude:** 34.022333  
**Location Longitude:** -118.409746

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20190506  
**Handler Name:** WALTER CALE  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	3630-3638 OVERLAND AVE
<b>Name:</b>	WALTER CALE	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-710-1808	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90034

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	3630-3638 OVERLAND AVE
<b>Name:</b>	WALTER CALE	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-710-1808	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90034

<a href="#">81</a>	1 of 2	NW	0.22 / 1,163.68	89.18 / 6	<b>BREE BRESCIANI</b> <b>3688 OVERLAND</b> <b>LOS ANGELES CA 90049</b>	<b>RCRA TSD</b>
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**EPA Handler ID:** CAC003006775  
**Gen Status Universe:** No Report  
**Contact Name:** BREE BRESCIANI  
**Contact Address:** 3688 OVERLAND , , LOS ANGELES , CA, 90049 ,  
**Contact Phone No and Ext:** 310-438-5030  
**Contact Email:** CAROLYN.KBEINC@GMAIL.COM  
**Contact Country:**  
**Land Type:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Receive Date:** 20190322  
**Location Latitude:** 34.021278  
**Location Longitude:** -118.408743

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Smelting, Melting and Refining:** No  
**Underground Injection Control:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20190322  
**Handler Name:** BREE BRESCIANI

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified  
**Source Type:** Implementer  
**TSD Activity:** Y

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	3688 OVERLAND
<b>Name:</b>	BREE BRESCIANI	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-438-5030	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90049

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	3688 OVERLAND
<b>Name:</b>	BREE BRESCIANI	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-438-5030	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90049

<a href="#">81</a>	2 of 2	<b>NW</b>	<b>0.22 / 1,163.68</b>	<b>89.18 / 6</b>	<b>BREE BRESCIANI 3688 OVERLAND LOS ANGELES CA 90049</b>	<b>RCRA NON GEN</b>
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**EPA Handler ID:** CAC003006775  
**Gen Status Universe:** No Report  
**Contact Name:** BREE BRESCIANI  
**Contact Address:** 3688 OVERLAND , , LOS ANGELES , CA, 90049 ,  
**Contact Phone No and Ext:** 310-438-5030  
**Contact Email:** CAROLYN.KBEINC@GMAIL.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20190322  
**Location Latitude:** 34.021278  
**Location Longitude:** -118.408743

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Hazardous Waste Handler Details**

Sequence No: 1  
 Receive Date: 20190322  
 Handler Name: BREE BRESCIANI  
 Source Type: Implementer  
 Federal Waste Generator Code: N  
 Generator Code Description: Not a Generator, Verified

**Owner/Operator Details**

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	3688 OVERLAND
Name:	BREE BRESCIANI	Street 2:	
Date Became Current:		City:	LOS ANGELES
Date Ended Current:		State:	CA
Phone:	310-438-5030	Country:	
Source Type:	Implementer	Zip Code:	90049

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	3688 OVERLAND
Name:	BREE BRESCIANI	Street 2:	
Date Became Current:		City:	LOS ANGELES
Date Ended Current:		State:	CA
Phone:	310-438-5030	Country:	
Source Type:	Implementer	Zip Code:	90049

<a href="#">82</a>	1 of 1	SSW	0.22 / 1,183.65	71.43 / -12	10804 WASHINGTON BLVD CULVER CITY CA 90232	HMS LA
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Site No: 030894  
 Area: 2M

**Detail Info**

Permit No:  
 File No: 046603  
 File Name: LONZO'S BAKERY  
 Status: File Opened, no permit exists  
 Permit Type:  
 Permit Status:  
 Permit Category:

<a href="#">83</a>	1 of 3	NW	0.23 / 1,193.49	89.51 / 6	COLONY AUTO BODY 3684 OVERLAND LOS ANGELES CA 90034	EMISSIONS
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**1990 Criteria Data**

Facility ID:	59454	CERR Code:	
Facility SIC Code:	7538	TOGT:	1.9
CO:	19	ROGT:	1.8392
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	0
CHAPIS:		PM10T:	0

**1990 Toxic Data**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Facility ID:	59454				COID: LA	
Facility SIC Code:	7538				DISN: SOUTH COAST AQMD	
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

<a href="#">83</a>	2 of 3	NW	0.23 / 1,193.49	89.51 / 6	COLONY AUTO BODY, JORGE LUQUIN DBA 3684 OVERLAND AVE LOS ANGELES CA 90034	EMISSIONS
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2016 Toxic Data

Facility ID:	59454	TS:	
Facility SIC Code:	7538	HRA:	
CERR CODE:		CH Index:	
COID:	LA	AH Index:	
CO:	19	Air Basin:	SC
DISN:	SOUTH COAST AQMD	District:	SC
CHAPIS:			

<a href="#">83</a>	3 of 3	NW	0.23 / 1,193.49	89.51 / 6	COLONY AUTO BODY 3684 OVERLAND AVE LOS ANGELES CA 90034	CUPA LA COUNTY
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Facility ID:	FA0019553
CERS ID:	10246042

Inactive Facility Details

PE:	1001
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<a href="#">84</a>	1 of 8	N	0.23 / 1,214.87	92.08 / 9	JIM'S BODY SHOP 3703 SO. MOTOR AVE. LOS ANGELES CA 90034	EMISSIONS
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1987 Criteria Data

Facility ID:	20970	CERR Code:	
Facility SIC Code:	7538	TOGT:	1.8
CO:	19	ROGT:	1.7424
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	0
CHAPIS:		PM10T:	0

1987 Toxic Data

Facility ID:	20970	COID:	LA
Facility SIC Code:	7538	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Non-Cancer Chronic Haz Ind:  
Non-Cancer Acute Haz Ind:

<a href="#">84</a>	2 of 8	N	0.23 / 1,214.87	92.08 / 9	JIM'S BODY SHOP 3703 S MOTOR AVE LOS ANGELES CA 90034	EMISSIONS
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1990 Criteria Data

Facility ID:	20970	CERR Code:	
Facility SIC Code:	7538	TOGT:	1.8
CO:	19	ROGT:	1.7424
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	0
CHAPIS:		PM10T:	0

1990 Toxic Data

Facility ID:	20970	COID:	LA
Facility SIC Code:	7538	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

<a href="#">84</a>	3 of 8	N	0.23 / 1,214.87	92.08 / 9	CLASSIC AUTO BODY, INC 3703 S MOTOR AVE LOS ANGELES CA 90034	EMISSIONS
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2016 Toxic Data

Facility ID:	150653	TS:	
Facility SIC Code:	9999	HRA:	
CERR CODE:		CH Index:	
COID:	LA	AH Index:	
CO:	19	Air Basin:	SC
DISN:	SOUTH COAST AQMD	District:	SC
CHAPIS:			

2017 Toxic Data

Facility ID:	150653	COID:	LA
Facility SIC Code:	9999	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2018 Criteria Data

Facility ID:	150653	CERR Code:	
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Facility SIC Code:	9999			TOGT:	.	3681146150709913896214862801389468383236
CO:	19			ROGT:	.30928417	
Air Basin:	SC			COT:	.01034585	
District:	SC			NOXT:	.0384275	
COID:	LA			SOXT:	.000177358	
DISN:	SOUTH COAST AQMD			PMT:	.01187697	
CHAPIS:				PM10T:	.01149057	

#### 2018 Toxic Data

Facility ID:	150653	COID:	LA
Facility SIC Code:	9999	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

#### 2019 Toxic Data

CO:	19	DISN:	SOUTH COAST AQMD
Air Basin:	SC	CHAPIS:	
Facility ID:	150653	CERR Code:	
District:	SC	TS:	
Facility SIC Code:	9999	Health Risk Asmt:	
COID:	LA		
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

<a href="#">84</a>	4 of 8	N	0.23 / 1,214.87	92.08 / 9	CLASSICS AUTO BODY INC 3703 S MOTOR AVE LOS ANGELES CA 90034-6403	RCRA NON GEN
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EPA Handler ID:	CAL000326794
Gen Status Universe:	No Report
Contact Name:	MICHAEL KREM
Contact Address:	8556 W PICO BLVD , , LOS ANGELES , CA, 90035 ,
Contact Phone No and Ext:	323-655-8878
Contact Email:	DENNISKAWASAWA@SBCGLOBAL.NET
Contact Country:	
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	20071116
Location Latitude:	34.022412
Location Longitude:	-118.40594

#### Violation/Evaluation Summary

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Underground Injection Activity:</b>	No					
<b>Commercial TSD:</b>	No					
<b>Used Oil Transporter:</b>	No					
<b>Used Oil Transfer Facility:</b>	No					
<b>Used Oil Processor:</b>	No					
<b>Used Oil Refiner:</b>	No					
<b>Used Oil Burner:</b>	No					
<b>Used Oil Market Burner:</b>	No					
<b>Used Oil Spec Marketer:</b>	No					

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20071116  
**Handler Name:** CLASSICS AUTO BODY INC  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>	
<b>Type:</b> Other	<b>Street 1:</b>	8556 W PICO BLVD
<b>Name:</b> MICHAEL KREM	<b>Street 2:</b>	
<b>Date Became Current:</b>	<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b>	CA
<b>Phone:</b> 323-655-8878	<b>Country:</b>	
<b>Source Type:</b> Implementer	<b>Zip Code:</b>	90035-2410

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>	
<b>Type:</b> Other	<b>Street 1:</b>	8556 W PICO BLVD
<b>Name:</b> MICHAEL KREM	<b>Street 2:</b>	
<b>Date Became Current:</b>	<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b>	CA
<b>Phone:</b> 323-655-8878	<b>Country:</b>	
<b>Source Type:</b> Implementer	<b>Zip Code:</b>	90035

<a href="#">84</a>	5 of 8	N	0.23 / 1,214.87	92.08 / 9	CLASSICS AUTO BODY INC 3703 S MOTOR AVE LOS ANGELES CA 90035	CUPA LA COUNTY
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**Facility ID:** FA0018360  
**CERS ID:** 10251373

**Active Facility Details**

**PE:** 1000

<a href="#">84</a>	6 of 8	N	0.23 / 1,214.87	92.08 / 9	CLASSICS AUTO BODY, INC. 3703 MOTOR AVENUE LOS ANGELES CA 90034	RCRA NON GEN
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**EPA Handler ID:** CAC003184956  
**Gen Status Universe:** No Report  
**Contact Name:** KEVIN MOEN  
**Contact Address:** 8 CABALLEROS ROAD , , ROLLING HILLS , CA, 90274 ,  
**Contact Phone No and Ext:** 310-466-4656  
**Contact Email:** K.MOEN@VERIZON.NET  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20220712  
**Location Latitude:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Location Longitude:

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20220712  
**Handler Name:** CLASSICS AUTO BODY, INC.  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 10795 EMPIRE GRADE
<b>Name:</b> KREMENETSKY TRUST	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> SANTA CRUZ
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 831-224-5211	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 95060

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 8 CABALLEROS ROAD
<b>Name:</b> KEVIN MOEN	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> ROLLING HILLS
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-466-4656	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90274

<a href="#">84</a>	7 of 8	N	0.23 / 1,214.87	92.08 / 9	CLASSICS AUTO BODY INC 3703 S MOTOR AVE LOS ANGELES CA 90035	UST LA CITY
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**Facility ID:** FA0027024  
**Data Source:** Historical Underground Storage Tank Inventory List (FA Number)

**Historical UST Inventory**

**Facility Status:** Active

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">84</a>	8 of 8	N	0.23 / 1,214.87	92.08 / 9	ITECH AUTO COLLISION INC 3703 MOTOR AVE LOS ANGELES CA 90034	RCRA NON GEN

**EPA Handler ID:** CAL000480720  
**Gen Status Universe:** No Report  
**Contact Name:** BENJAMIN ZUNIGA MORA  
**Contact Address:** 3703 MOTOR AVE , , LOS ANGELES , CA, 90034 ,  
**Contact Phone No and Ext:** 323-714-9463  
**Contact Email:** INFO@ITECHAUTOCOLLISION.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20230922  
**Location Latitude:**  
**Location Longitude:**

#### Violation/Evaluation Summary

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 20230922  
**Handler Name:** ITECH AUTO COLLISION INC  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

#### Owner/Operator Details

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3703 MOTOR AVE
<b>Name:</b> BENJAMIN ZUNIGA MORA	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 323-714-9463	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90034
<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3703 MOTOR AVE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Name:</b>		ITECH AUTO COLLISION INC		<b>Street 2:</b>		
<b>Date Became Current:</b>				<b>City:</b>		LOS ANGELES
<b>Date Ended Current:</b>				<b>State:</b>		CA
<b>Phone:</b>		323-714-9463		<b>Country:</b>		
<b>Source Type:</b>		Implementer		<b>Zip Code:</b>		90034

[85](#) 1 of 1 **WNW** 0.23 / 1,218.70 83.54 / 0 **NANCY FIGUEROA**  
**3701 GLENDON AVE #2**  
**LOS ANGELES CA 90034** **RCRA**  
**NON GEN**

**EPA Handler ID:** CAC003096484  
**Gen Status Universe:** No Report  
**Contact Name:** NANCY FIGUEROA  
**Contact Address:** 3701 GLENDON AVE #2 , , LOS ANGELES , CA, 90034 ,  
**Contact Phone No and Ext:** 310-849-2590  
**Contact Email:** SCHEDULING@PWSEI.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20201209  
**Location Latitude:**  
**Location Longitude:**

#### Violation/Evaluation Summary

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 20201209  
**Handler Name:** NANCY FIGUEROA  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

#### Owner/Operator Details

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	3701 GLENDON AVE #2
<b>Name:</b>	NANCY FIGUEROA	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>		<b>State:</b>	CA



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Phone:	310-849-2590				Country:	
Source Type:	Implementer				Zip Code:	90034
Owner/Operator Ind:	Current Operator				Street No:	
Type:	Other				Street 1:	3701 GLENDON AVE #2
Name:	NANCY FIGUEROA				Street 2:	
Date Became Current:					City:	LOS ANGELES
Date Ended Current:					State:	CA
Phone:	310-849-2590				Country:	
Source Type:	Implementer				Zip Code:	90034

[86](#) 1 of 5 SSW 0.23 / 1,221.33 71.10 / -12 STUDIO CLEANERS 10800 WASHINGTON BLVD CULVER CITY CA 90230 RCRA SQG

EPA Handler ID: CAD981577174  
Gen Status Universe: Small Quantity Generator  
Contact Name: MICHAEL FAETHI  
Contact Address: 10800 WASHINGTON BLVD , , CULVER CITY , CA, 90230 , US  
Contact Phone No and Ext: 310-838-1801  
Contact Email:  
Contact Country: US  
County Name: LOS ANGELES  
EPA Region: 09  
Land Type: Private  
Receive Date: 19940425  
Location Latitude: 34.014978  
Location Longitude: -118.407146

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

Importer Activity: No  
Mixed Waste Generator: No  
Transporter Activity: No  
Transfer Facility: No  
Onsite Burner Exemption: No  
Furnace Exemption: No  
Underground Injection Activity: No  
Commercial TSD: No  
Used Oil Transporter: No  
Used Oil Transfer Facility: No  
Used Oil Processor: No  
Used Oil Refiner: No  
Used Oil Burner: No  
Used Oil Market Burner: No  
Used Oil Spec Marketer: No

**Hazardous Waste Handler Details**

Sequence No: 1  
Receive Date: 19940425  
Handler Name: STUDIO CLEANERS  
Federal Waste Generator Code: 2  
Generator Code Description: Small Quantity Generator  
Source Type: Notification

**Owner/Operator Details**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Owner/Operator Ind:</b>	Current Owner				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street 1:</b>	10800 WASHINGTON BLVD
<b>Name:</b>	MICHAEL FAETHI				<b>Street 2:</b>	
<b>Date Became Current:</b>					<b>City:</b>	CULVER CITY
<b>Date Ended Current:</b>					<b>State:</b>	CA
<b>Phone:</b>	310-838-1801				<b>Country:</b>	
<b>Source Type:</b>	Notification				<b>Zip Code:</b>	90230
<b>Owner/Operator Ind:</b>	Current Operator				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street 1:</b>	NOT REQUIRED
<b>Name:</b>	NOT REQUIRED				<b>Street 2:</b>	
<b>Date Became Current:</b>					<b>City:</b>	NOT REQUIRED
<b>Date Ended Current:</b>					<b>State:</b>	ME
<b>Phone:</b>	415-555-1212				<b>Country:</b>	
<b>Source Type:</b>	Notification				<b>Zip Code:</b>	99999

[86](#)      2 of 5      SSW      0.23 / 1,221.33      71.10 / -12      **STUDIO CLEANERS**  
**10800 WASHINGTON BLVD**  
**CULVER CITY CA**      **DRYCLEANERS**

<b>EPA ID:</b>	CAD981577174	<b>Owner City:</b>	--
<b>Create Date:</b>	4/10/1987	<b>Owner State:</b>	99
<b>Facility Act Ind:</b>	No	<b>Owner Zip:</b>	--
<b>Inact Date:</b>	6/30/1998	<b>Owner Phone:</b>	0
<b>Reason:</b>	CLEANERS	<b>Owner Fax:</b>	
<b>Region Code:</b>	3	<b>Contact Name:</b>	MICHAEL R FAETH
<b>DD Latitude:</b>	34.014091	<b>Contact Street 1:</b>	INACTIVE PER VQ98 - BMI
<b>DD Longitude:</b>	-118.408779	<b>Contact Street 2:</b>	
<b>Facility County Code:</b>	(19) LOS ANGELES	<b>Contact City:</b>	--
<b>Mail Name:</b>		<b>Contact State:</b>	99
<b>Owner Name:</b>	--	<b>Contact Zip:</b>	--
<b>Owner Street 1:</b>	--	<b>Contact Phone:</b>	--
<b>Owner Street 2:</b>		<b>Contact Fax:</b>	

[86](#)      3 of 5      SSW      0.23 / 1,221.33      71.10 / -12      **MICHAEL FAETHS STUDIO**  
**CLEANERS**  
**10800 WASHINGTON BLVD**  
**CULVER CITY CA 90230**      **EMISSIONS**

1987 Criteria Data

<b>Facility ID:</b>	38243	<b>CERR Code:</b>	
<b>Facility SIC Code:</b>	7216	<b>TOGT:</b>	3.5
<b>CO:</b>	19	<b>ROGT:</b>	0
<b>Air Basin:</b>	SC	<b>COT:</b>	
<b>District:</b>	SC	<b>NOXT:</b>	
<b>COID:</b>	LA	<b>SOXT:</b>	
<b>DISN:</b>	SOUTH COAST AQMD	<b>PMT:</b>	
<b>CHAPIS:</b>		<b>PM10T:</b>	

1987 Toxic Data

<b>Facility ID:</b>	38243	<b>COID:</b>	LA
<b>Facility SIC Code:</b>	7216	<b>DISN:</b>	SOUTH COAST AQMD
<b>CO:</b>	19	<b>CHAPIS:</b>	
<b>Air Basin:</b>	SC	<b>CERR Code:</b>	
<b>District:</b>	SC		
<b>TS:</b>			
<b>Health Risk Asmt:</b>			
<b>Non-Cancer Chronic Haz Ind:</b>			
<b>Non-Cancer Acute Haz Ind:</b>			

1990 Criteria Data

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Facility ID:</b>	38243				<b>CERR Code:</b>	
<b>Facility SIC Code:</b>	7216				<b>TOGT:</b>	1.9
<b>CO:</b>	19				<b>ROGT:</b>	0
<b>Air Basin:</b>	SC				<b>COT:</b>	
<b>District:</b>	SC				<b>NOXT:</b>	
<b>COID:</b>	LA				<b>SOXT:</b>	
<b>DISN:</b>	SOUTH COAST AQMD				<b>PMT:</b>	
<b>CHAPIS:</b>					<b>PM10T:</b>	
<b><u>1990 Toxic Data</u></b>						
<b>Facility ID:</b>	38243				<b>COID:</b>	LA
<b>Facility SIC Code:</b>	7216				<b>DISN:</b>	SOUTH COAST AQMD
<b>CO:</b>	19				<b>CHAPIS:</b>	
<b>Air Basin:</b>	SC				<b>CERR Code:</b>	
<b>District:</b>	SC					
<b>TS:</b>						
<b>Health Risk Asmt:</b>						
<b>Non-Cancer Chronic Haz Ind:</b>						
<b>Non-Cancer Acute Haz Ind:</b>						
<b><u>1993 Criteria Data</u></b>						
<b>Facility ID:</b>	38243				<b>CERR Code:</b>	
<b>Facility SIC Code:</b>	7216				<b>TOGT:</b>	.8
<b>CO:</b>	19				<b>ROGT:</b>	0
<b>Air Basin:</b>	SC				<b>COT:</b>	
<b>District:</b>	SC				<b>NOXT:</b>	
<b>COID:</b>	LA				<b>SOXT:</b>	
<b>DISN:</b>	SOUTH COAST AQMD				<b>PMT:</b>	
<b>CHAPIS:</b>					<b>PM10T:</b>	
<b><u>1993 Toxic Data</u></b>						
<b>Facility ID:</b>	38243				<b>COID:</b>	LA
<b>Facility SIC Code:</b>	7216				<b>DISN:</b>	SOUTH COAST AQMD
<b>CO:</b>	19				<b>CHAPIS:</b>	
<b>Air Basin:</b>	SC				<b>CERR Code:</b>	
<b>District:</b>	SC					
<b>TS:</b>						
<b>Health Risk Asmt:</b>						
<b>Non-Cancer Chronic Haz Ind:</b>						
<b>Non-Cancer Acute Haz Ind:</b>						
<b><u>1995 Criteria Data</u></b>						
<b>Facility ID:</b>	38243				<b>CERR Code:</b>	
<b>Facility SIC Code:</b>	7216				<b>TOGT:</b>	.8
<b>CO:</b>	19				<b>ROGT:</b>	0
<b>Air Basin:</b>	SC				<b>COT:</b>	
<b>District:</b>	SC				<b>NOXT:</b>	
<b>COID:</b>	LA				<b>SOXT:</b>	
<b>DISN:</b>	SOUTH COAST AQMD				<b>PMT:</b>	
<b>CHAPIS:</b>					<b>PM10T:</b>	
<b><u>1995 Toxic Data</u></b>						
<b>Facility ID:</b>	38243				<b>COID:</b>	LA
<b>Facility SIC Code:</b>	7216				<b>DISN:</b>	SOUTH COAST AQMD
<b>CO:</b>	19				<b>CHAPIS:</b>	
<b>Air Basin:</b>	SC				<b>CERR Code:</b>	
<b>District:</b>	SC					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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TS:  
 Health Risk Asmt:  
 Non-Cancer Chronic Haz Ind:  
 Non-Cancer Acute Haz Ind:

<a href="#">86</a>	4 of5	SSW	0.23 / 1,221.33	71.10 / -12	STUDIO CLEANERS 10800 WASHINGTON BLVD CULVER CITY CA 90230	FED DRYCLEANERS
FRS Facility ID:		110002720663				
NPDES IDs:						
NAICS Codes:		81232				
SIC Codes:						
Latitude:		34.015215				
Longitude:		-118.407202				

<a href="#">86</a>	5 of5	SSW	0.23 / 1,221.33	71.10 / -12	MY BEST PHOTO 10800 W WASHINGTON BLVD CULVER CITY CA 90232	CUPA LA COUNTY
Facility ID:		FA0028884				
CERS ID:		0				

Inactive Facility Details

PE: 1006

<a href="#">87</a>	1 of1	NW	0.23 / 1,237.22	89.91 / 6	G-MAN AUTOMOTIVE SERVICE INC 3678 OVERLAND AVE LOS ANGELES CA 90034	CUPA LA COUNTY
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Facility ID: FA0044000  
 CERS ID: 10262170

Inactive Facility Details

PE: 1000

<a href="#">88</a>	1 of3	NE	0.24 / 1,240.80	91.11 / 8	LIBERTY TIRES 10231 VENICE BLVD LOS ANGELES CA 90034	UST LA CITY
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Facility ID: FA0027540  
 Data Source: Current UST Inventory

Current UST Inventory

Current Status: INACTIVE

<a href="#">88</a>	2 of3	NE	0.24 / 1,240.80	91.11 / 8	LIBERTY TIRE 10231 VENICE BLVD LOS ANGELES CA 90034	CUPA LA COUNTY
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Facility ID: FA0027723  
 CERS ID: 10251694

Active Facility Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
PE:		1000				

<a href="#">88</a>	3 of 3	NE	0.24 / 1,240.80	91.11 / 8	LIBERTY TIRES 10231 VENICE BLVD LOS ANGELES CA 90034	RCRA NON GEN
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**EPA Handler ID:** CAL000300968  
**Gen Status Universe:** No Report  
**Contact Name:** TOM CUNNINGHAM  
**Contact Address:** 13520 ZANJA ST , , VENICE , CA, 90291 ,  
**Contact Phone No and Ext:** 310-420-1334  
**Contact Email:** LIBERTYTIRES@GMAIL.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20051202  
**Location Latitude:**  
**Location Longitude:**

#### Violation/Evaluation Summary

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 20051202  
**Handler Name:** LIBERTY TIRES  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

#### Owner/Operator Details

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	10231 VENICE BLVD
<b>Name:</b>	SLICKY SLOO INC	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-202-8624	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90034
<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Type:	Other				Street 1:	13520 ZANJA ST
Name:	TOM CUNNINGHAM				Street 2:	
Date Became Current:					City:	VENICE
Date Ended Current:					State:	CA
Phone:	310-420-1334				Country:	
Source Type:	Implementer				Zip Code:	90291

[89](#) 1 of 1 S 0.24 / 1,246.31 70.42 / -13 KEVIN MEEHAN 10771 OREGON AVENUE CULVER CITY CA 90232 RCRA NON GEN

EPA Handler ID: CAC003158744  
Gen Status Universe: No Report  
Contact Name: KEVIN MEEHAN  
Contact Address: 10771 OREGON AVENUE , , CULVER CITY , CA, 90232 ,  
Contact Phone No and Ext: 310-503-8393  
Contact Email: BRYANB@LUCYENV.COM  
Contact Country:  
County Name: LOS ANGELES  
EPA Region: 09  
Land Type:  
Receive Date: 20220126  
Location Latitude:  
Location Longitude:

**Violation/Evaluation Summary**

Note: NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

Importer Activity: No  
Mixed Waste Generator: No  
Transporter Activity: No  
Transfer Facility: No  
Onsite Burner Exemption: No  
Furnace Exemption: No  
Underground Injection Activity: No  
Commercial TSD: No  
Used Oil Transporter: No  
Used Oil Transfer Facility: No  
Used Oil Processor: No  
Used Oil Refiner: No  
Used Oil Burner: No  
Used Oil Market Burner: No  
Used Oil Spec Marketer: No

**Hazardous Waste Handler Details**

Sequence No: 1  
Receive Date: 20220126  
Handler Name: KEVIN MEEHAN  
Source Type: Implementer  
Federal Waste Generator Code: N  
Generator Code Description: Not a Generator, Verified

**Owner/Operator Details**

Owner/Operator Ind: Current Operator  
Type: Other  
Name: KEVIN MEEHAN  
Date Became Current:  
Street No:  
Street 1: 10771 OREGON AVENUE  
Street 2:  
City: CULVER CITY



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Date Ended Current:</b>					<b>State:</b> CA	
<b>Phone:</b>	310-503-8393				<b>Country:</b>	
<b>Source Type:</b>	Implementer				<b>Zip Code:</b> 90232	
<b>Owner/Operator Ind:</b>		Current Owner			<b>Street No:</b>	
<b>Type:</b>	Other				<b>Street 1:</b> 10771 OREGON AVENUE	
<b>Name:</b>	KEVIN MEEHAN				<b>Street 2:</b>	
<b>Date Became Current:</b>					<b>City:</b> CULVER CITY	
<b>Date Ended Current:</b>					<b>State:</b> CA	
<b>Phone:</b>	310-503-8393				<b>Country:</b>	
<b>Source Type:</b>	Implementer				<b>Zip Code:</b> 90232	

[90](#) 1 of 1 SSW 0.24 / 1,272.66 71.26 / -12 10813 1/2 WASHINGTON BLVD CULVER CITY CA 90232 HMS LA

Site No: 036825  
Area: 2M

**Detail Info**

**Permit No:**  
**File No:** 068080  
**File Name:** ELY LIM UY DDS  
**Status:** File Opened, no permit exists  
**Permit Type:**  
**Permit Status:**  
**Permit Category:**

[91](#) 1 of 1 SSW 0.24 / 1,273.41 71.26 / -12 ELY UY DDS INC 10814 1/2 WASHINGTON BLVD CULVER CITY CA 90232 RCRA NON GEN

**EPA Handler ID:** CAL000409931  
**Gen Status Universe:** No Report  
**Contact Name:** ELY UY  
**Contact Address:** 10814 1/2 WASHINGTON BLVD , , CULVER CITY , CA, 90232 , US  
**Contact Phone No and Ext:** 310-837-8627  
**Contact Email:** ELYUYDDS@SBCGLOBAL.NET  
**Contact Country:** US  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20220817  
**Location Latitude:** 34.014923  
**Location Longitude:** -118.407572

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Used Oil Processor:		No				
Used Oil Refiner:		No				
Used Oil Burner:		No				
Used Oil Market Burner:		No				
Used Oil Spec Marketer:		No				

**Hazardous Waste Handler Details**

Sequence No: 1  
 Receive Date: 20150908  
 Handler Name: ELY UY DDS INC  
 Source Type: Implementer  
 Federal Waste Generator Code: N  
 Generator Code Description: Not a Generator, Verified

**Hazardous Waste Handler Details**

Sequence No: 2  
 Receive Date: 20220817  
 Handler Name: ELY UY DDS INC  
 Source Type: Implementer  
 Federal Waste Generator Code: N  
 Generator Code Description: Not a Generator, Verified

**Owner/Operator Details**

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	10814 1/2 WASHINGTON BLVD
Name:	GERALDINE UY	Street 2:	
Date Became Current:		City:	CULVER CITY
Date Ended Current:		State:	CA
Phone:	310-425-4491	Country:	
Source Type:	Implementer	Zip Code:	90232

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	10814 1/2 WASHINGTON BLVD
Name:	ELY UY DDS INC	Street 2:	
Date Became Current:		City:	CULVER CITY
Date Ended Current:		State:	CA
Phone:	310-837-8627	Country:	
Source Type:	Implementer	Zip Code:	90232

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	10814 1/2 WASHINGTON BLVD
Name:	ELY UY DDS INC	Street 2:	
Date Became Current:		City:	CULVER CITY
Date Ended Current:		State:	CA
Phone:	310-837-8627	Country:	US
Source Type:	Implementer	Zip Code:	90232

**Historical Handler Details**

Receive Dt: 20150908  
 Generator Code Description: Not a Generator, Verified  
 Handler Name: ELY UY DDS INC

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<a href="#">92</a>	1 of 2	<b>NNW</b>	<b>0.25 / 1,293.98</b>	<b>91.67 / 8</b>	<b>BREE BRESCIANI 3671 KEYSTONE AVE LOS ANGELES CA 90034</b>	<b>RCRA TSD</b>
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EPA Handler ID: CAC003006777  
 Gen Status Universe: No Report  
 Contact Name: BREE BRESCIANI

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Contact Address:** 3671 KEYSTONE AVE , , LOS ANGELES , CA, 90034 ,  
**Contact Phone No and Ext:** 310-438-5030  
**Contact Email:** CAROLYN.KBEINC@GMAIL.COM  
**Contact Country:**  
**Land Type:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Receive Date:** 20190322  
**Location Latitude:** 34.022051  
**Location Longitude:** -118.408215

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Smelting, Melting and Refining:** No  
**Underground Injection Control:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20190322  
**Handler Name:** BREE BRESCIANI  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified  
**Source Type:** Implementer  
**TSD Activity:** Y

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3671 KEYSTONE AVE
<b>Name:</b> BREE BRESCIANI	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-438-5030	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90034

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 3671 KEYSTONE AVE
<b>Name:</b> BREE BRESCIANI	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> LOS ANGELES
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 310-438-5030	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 90034

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">92</a>	2 of 2	NNW	0.25 / 1,293.98	91.67 / 8	BREE BRESCIANI 3671 KEYSTONE AVE LOS ANGELES CA 90034	RCRA NON GEN

**EPA Handler ID:** CAC003006777  
**Gen Status Universe:** No Report  
**Contact Name:** BREE BRESCIANI  
**Contact Address:** 3671 KEYSTONE AVE , , LOS ANGELES , CA, 90034 ,  
**Contact Phone No and Ext:** 310-438-5030  
**Contact Email:** CAROLYN.KBEINC@GMAIL.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20190322  
**Location Latitude:** 34.022051  
**Location Longitude:** -118.408215

#### Violation/Evaluation Summary

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 20190322  
**Handler Name:** BREE BRESCIANI  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

#### Owner/Operator Details

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	3671 KEYSTONE AVE
<b>Name:</b>	BREE BRESCIANI	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	LOS ANGELES
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-438-5030	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90034
<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	3671 KEYSTONE AVE
<b>Name:</b>	BREE BRESCIANI	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	LOS ANGELES

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Date Ended Current:</b>					State: CA	
<b>Phone:</b>		310-438-5030			Country:	
<b>Source Type:</b>		Implementer			Zip Code: 90034	

[93](#) 1 of 3 SSW 0.25 / 1,296.29 71.46 / -12 SPRINT CELL SITE LA52XC424 10811 WASHINGTON BLVD CULVER CITY CA 90232 CUPA LA COUNTY

Facility ID: FA0050181  
CERS ID: 10770328

Active Facility Details

PE: 7040

[93](#) 2 of 3 SSW 0.25 / 1,296.29 71.46 / -12 SPRINT NXTL CELL SITE CA 10811 WASHINGTON BLVD CULVER CITY CA 90232 CUPA LA COUNTY

Facility ID: FA0039761  
CERS ID: 0

Inactive Facility Details

PE: 7040

[93](#) 3 of 3 SSW 0.25 / 1,296.29 71.46 / -12 EXODUS RECOVERY FSP 5 10811 WASHINGTON BLVD STE 300 CULVER CITY CA 90232 RCRA NON GEN

EPA Handler ID: CAL000450601  
Gen Status Universe: No Report  
Contact Name: LISA KANTOR  
Contact Address: 10811 WASHINGTON BLVD STE 300 , , CULVER CITY , CA, 90232 ,  
Contact Phone No and Ext: 424-342-6900  
Contact Email: LKANTOR@EXODUSRECOVERY.COM  
Contact Country:  
County Name: LOS ANGELES  
EPA Region: 09  
Land Type:  
Receive Date: 20191114  
Location Latitude:  
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No  
Mixed Waste Generator: No  
Transporter Activity: No  
Transfer Facility: No  
Onsite Burner Exemption: No  
Furnace Exemption: No  
Underground Injection Activity: No  
Commercial TSD: No  
Used Oil Transporter: No  
Used Oil Transfer Facility: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Used Oil Processor:		No				
Used Oil Refiner:		No				
Used Oil Burner:		No				
Used Oil Market Burner:		No				
Used Oil Spec Marketer:		No				

**Hazardous Waste Handler Details**

Sequence No: 1  
 Receive Date: 20191114  
 Handler Name: EXODUS RECOVERY FSP 5  
 Source Type: Implementer  
 Federal Waste Generator Code: N  
 Generator Code Description: Not a Generator, Verified

**Owner/Operator Details**

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	9808 VENICE BLVD STE 700
Name:	LUANA MURPHY	Street 2:	
Date Became Current:		City:	CULVER CITY
Date Ended Current:		State:	CA
Phone:	310-945-3350	Country:	
Source Type:	Implementer	Zip Code:	90232

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	10811 WASHINGTON BLVD STE 300
Name:	LISA KANTOR	Street 2:	
Date Became Current:		City:	CULVER CITY
Date Ended Current:		State:	CA
Phone:	424-342-6900	Country:	
Source Type:	Implementer	Zip Code:	90232

**94**      1 of 1      **NW**      0.26 / 1,378.19      90.56 / 7      **BREE BRESCIANI**  
**3664 OVERLAND DR**      **RCRA TSD**  
**LOS ANGELES CA 90034**

EPA Handler ID: CAC003019436  
 Gen Status Universe: No Report  
 Contact Name: BREE BRESCIANI  
 Contact Address: 3664 OVERLAND DR , , LOS ANGELES , CA, 90034 ,  
 Contact Phone No and Ext: 310-438-5030  
 Contact Email: BREE@OAKMONTCAPITAL.COM  
 Contact Country:  
 Land Type:  
 County Name: LOS ANGELES  
 EPA Region: 09  
 Receive Date: 20190612  
 Location Latitude: 34.021673  
 Location Longitude: -118.409262

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

Importer Activity: No  
 Mixed Waste Generator: No  
 Transporter Activity: No  
 Transfer Facility: No  
 Onsite Burner Exemption: No



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Smelting, Melting and Refining:	No					
Underground Injection Control:	No					
Commercial TSD:	No					
Used Oil Transporter:	No					
Used Oil Transfer Facility:	No					
Used Oil Processor:	No					
Used Oil Refiner:	No					
Used Oil Burner:	No					
Used Oil Market Burner:	No					
Used Oil Spec Marketer:	No					

**Hazardous Waste Handler Details**

Sequence No: 1  
 Receive Date: 20190612  
 Handler Name: BREE BRESCIANI  
 Federal Waste Generator Code: N  
 Generator Code Description: Not a Generator, Verified  
 Source Type: Implementer  
 TSD Activity: Y

**Owner/Operator Details**

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	3664 OVERLAND DR
Name:	BREE BRESCIANI	Street 2:	
Date Became Current:		City:	LOS ANGELES
Date Ended Current:		State:	CA
Phone:	310-438-5030	Country:	
Source Type:	Implementer	Zip Code:	90034

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	3664 OVERLAND DR
Name:	BREE BRESCIANI	Street 2:	
Date Became Current:		City:	LOS ANGELES
Date Ended Current:		State:	CA
Phone:	310-438-5030	Country:	
Source Type:	Implementer	Zip Code:	90034

<a href="#">95</a>	1 of 1	E	0.28 / 1,468.03	87.56 / 4	CULVER CITY AUTO BODY 10223 WASHINGTON BLVD W CULVER CITY CA 90232	LUST
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Global ID:	T0603704272	Census Tract:	6037269905
Status Date:	1/23/1990	Match Key:	T0603704272
Case Type:	LUST CLEANUP SITE	County:	LOS ANGELES
Oil Field:		Latitude:	34.0197178
Oil Field Operator:		Longitude:	-118.4007905
Status:	COMPLETED - CASE CLOSED	RWQCB Region:	

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail**

CUF Case: NO  
 Lead Agency: LOS ANGELES COUNTY  
 Case Worker: JOA  
 Local Agency: LOS ANGELES COUNTY  
 RB Case No: I-15210  
 Local Case No:  
 File Location:  
 Potential COC: Aviation  
 Potential Media of Concern: Soil  
 Begin Date: 1/23/1990  
 How Discovered:  
 How Discovered Description:  
 Stop Method:

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Stop Description:**  
**Calwater Watershed Name:** Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)  
**DWR GW Subbasin Name:** Coastal Plain Of Los Angeles - Santa Monica (4-011.01)  
**Disadvantaged Community:**  
**CalEnvScreen Score:**  
**Coordinate Source:** Google Geocode  
**Discharge Cause:**  
**Discharge Source:**  
**EPA Region:** 9  
**Leak Reported Dt:** 1990-01-23 00:00:00  
**Military DoD Site:** No  
**No Further Action Dt:** 1990-01-23 00:00:00  
**Qty Rlsd Gallons:**  
**Facility Project Sub Type:**  
**Calenviroscreen 3 Score:** 41-45%  
**Calenviroscreen 4 Score:** 35-40%  
**Site History:**

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts**

**Contact Type:** Local Agency Caseworker - Primary Caseworker  
**Contact Name:** JOHN AWUJO  
**Organization Name:** LOS ANGELES COUNTY  
**Address:** 900 S FREMONT AVE  
**City:** ALHAMBRA  
**Email:** jawujo@dpw.lacounty.gov  
**Phone No:** 6264583507

**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 No:**

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History**

**Status:** Completed - Case Closed  
**Status Date:** 1/23/1990

**Status:** Open - Case Begin Date  
**Status Date:** 1/23/1990

**LUST Sites from GeoTracker Search - Regulatory Profile**

**Site Facility Name:** CULVER CITY AUTO BODY  
**Site Facility Type:** LUST CLEANUP SITE  
**Cleanup Status:** COMPLETED - CASE CLOSED  
**Address:** 10223 WASHINGTON BLVD W  
**City:** CULVER CITY  
**Zip:** 90232  
**County:** LOS ANGELES  
**Report Link:** [https://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T0603704272](https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603704272)  
**Cleanup Status Detail:** COMPLETED - CASE CLOSED AS OF 1/23/1990  
**Project Status:**  
**Cleanup History Link:** [https://geotracker.waterboards.ca.gov/profile\\_report\\_include?global\\_id=T0603704272&tabname=regulatoryhistory](https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603704272&tabname=regulatoryhistory)  
**Potential COC:** AVIATION  
**Potential Media of Concern:** SOIL  
**File Location:**  
**User Defined Beneficial Use:**  
**Designated Beneficial Use:** MUN, AGR, IND, PROC  
**DWR GW Sub Basin:** Coastal Plain Of Los Angeles - Santa Monica (4-011.01)  
**Calwater Watershed Name:** Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)  
**Post Closure Site Management:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Future Land Use:**

**Cleanup Oversight Agencies:** LOS ANGELES COUNTY (LEAD)  
CASEWORKER: JOHN AWUJO  
LOS ANGELES RWQCB (REGION 4) - CASE #: I-15210  
CASEWORKER: YUE RONG

**CUF Claim No:**

**CUF Priority Assig:**

**CUF Amount Paid:**

**WDR Place Type:**

**WDR File No:**

**WDR Order No:**

**Project Oversight Agencies:**

**Facility Type:**

**Composting Method:**

**Grndwtr Monitoring Frequency:**

**Designated Beneficial Use** Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply

**Desc:**

**Site History:**

No site history available

**LUST Sites from GeoTracker Search - Cleanup Status History**

**Status:** Completed - Case Closed  
**Date :** 1/23/1990

**Status:** Open - Case Begin Date  
**Date :** 1/23/1990

**Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)**

**Action Type:** Leak Action  
**Action:** Leak Reported  
**Action Date:** 1/23/1990  
**Received Issue Date:**  
**Doc Link:**  
**Title Description Comments:**

<a href="#">96</a>	1 of 2	SE	0.28 / 1,501.89	72.28 / -11	Mgm Dump 4001 Overland Ave. Culver City CA 90232	SWF/LF
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<b>SWIS No:</b>	19-AA-5557	<b>ARB District:</b>	South Coast
<b>Site ID:</b>	1333	<b>SWRCB Region:</b>	Los Angeles
<b>EPA Fed Regist ID:</b>		<b>Site Point of Cont:</b>	Dawn Liang
<b>Site Op Status:</b>	Closed	<b>Site ZIP:</b>	90232
<b>Regulatory Status:</b>	Unpermitted	<b>County:</b>	Los Angeles
<b>Site is Archived:</b>	No	<b>Latitude:</b>	34.01637
<b>Absorbed on:</b>		<b>Longitude:</b>	-118.4025
<b>Absorbed by:</b>			
<b>Site Inert Debris Eng Fill:</b>	No		
<b>Closed Illegal Aband:</b>	Yes		
<b>Closed Illegal Aband Cat:</b>	C1		
<b>Finance Assuran Responsible:</b>	No		
<b>Incorporated City:</b>	Culver City		
<b>Local Government:</b>	Culver City		
<b>Reporting Agency Legal Name:</b>	County of Los Angeles		
<b>Reporting Agency Department:</b>	Department of Public Health		
<b>Enforcing Agency Legal Name:</b>	County of Los Angeles		
<b>Enforcing Agency Department:</b>	Department of Public Health		

**Site Owners**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Site ID:</b>		1333				
<b>Site Type:</b>		Disposal Only				
<b>Started On:</b>						
<b>Contact Name:</b>		David Mordoch				
<b>Contact First Name:</b>		David				
<b>Contact Last Name:</b>		Mordoch				
<b>Contact Title:</b>						
<b>Contact Email:</b>						
<b>Owner Name:</b>		Goldrich, Kest & Assoc.				
<b>Owner Address:</b>		425 S Fairfax Ave				
<b>Owner City:</b>		Los Angeles				
<b>Owner State:</b>		CA				
<b>Owner Zip Code:</b>		90036-3541				
<b>Owner Phone:</b>		(937) 299-2990				

**Site Activities (Search Result)**

<b>Site ID:</b>	1333	<b>Act Opl Status:</b>	Closed
<b>Activity Category:</b>	Disposal	<b>Act Regulat Stat:</b>	Unpermitted
<b>Site Name:</b>	Mgm Dump		
<b>Activity:</b>	Solid Waste Disposal Site		

<a href="#">96</a>	2 of 2	SE	0.28 / 1,501.89	72.28 / -11	MGM Dump 4001 Overland Avenue, Culver City, CA 90230 Culver City CA	SWF LA COUNTY
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<b>Site ID:</b>	2196	<b>Disposal Area Acre:</b>	
<b>Site SWIS No:</b>	19-AA-5557	<b>Max Depth of Fill Ft:</b>	23
<b>Status:</b>	Closed	<b>Remaining Cap Mln:</b>	
<b>Site Type:</b>	Unknown	<b>Site Contact:</b>	
<b>Present Use:</b>	Commercial; Residential	<b>Site Contact Phone:</b>	
<b>Permitted Capacity:</b>		<b>Site Email:</b>	
<b>Beginning Oper Dt:</b>		<b>District:</b>	2
<b>Ending Oper Dt:</b>	1977		
<b>Alt Site Name:</b>			
<b>Alt Address:</b>			
<b>Hours of Operation:</b>			
<b>Local Enforcement Agency:</b>			
<b>Site Mailing Address:</b>			
<b>Site Website:</b>			
<b>Waste Accepted:</b>	Commercial		

<a href="#">97</a>	1 of 1	NW	0.29 / 1,536.15	90.23 / 7	PIECHOWSKI AUTOMOTIVE 3625 S OVERLAND AVE LOS ANGELES CA 90034	DELISTED HAZ
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<b>Siteid:</b>	57541
<b>Latitude:</b>	34.021950
<b>Longitude:</b>	-118.409880
<b>Original Source:</b>	CHAZ
<b>Record Date:</b>	22-MAR-2018

<a href="#">98</a>	1 of 1	SW	0.30 / 1,589.41	73.17 / -10	3863 GIRARD AVENUE LLC C/O RATNER PROPERTY MANAGEMENT 3863 GIRARD AVENUE CULVER CITY CA 90232	RCRA TSD
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<b>EPA Handler ID:</b>	CAC003007805
<b>Gen Status Universe:</b>	No Report
<b>Contact Name:</b>	SRULI PERLMAN
<b>Contact Address:</b>	4181 SUNSWEPT DR 1ST FL , , STUDIO CITY , CA, 91604 ,

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Contact Phone No and Ext:</b>		818-767-4750				
<b>Contact Email:</b>		NANCYRUIZ@ALLIANCE-ENVIRO.COM				
<b>Contact Country:</b>						
<b>Land Type:</b>						
<b>County Name:</b>		LOS ANGELES				
<b>EPA Region:</b>		09				
<b>Receive Date:</b>		20190328				
<b>Location Latitude:</b>		34.014959				
<b>Location Longitude:</b>		-118.409786				

#### Violation/Evaluation Summary

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Smelting, Melting and Refining:** No  
**Underground Injection Control:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 20190328  
**Handler Name:** 3863 GIRARD AVENUE LLC C/O RATNER PROPERTY MANAGEMENT  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified  
**Source Type:** Implementer  
**TSD Activity:** Y

#### Owner/Operator Details

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	4181 SUNSWEPT DR 1ST FL
<b>Name:</b>	3863 GIRARD AVENUE LLC C/O RATNER P	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	STUDIO CITY
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	818-767-4750	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	91604
<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	4181 SUNSWEPT DR 1ST FL
<b>Name:</b>	SRULI PERLMAN	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	STUDIO CITY
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	818-767-4750	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	91604

<u>99</u>	1 of 1	WSW	0.35 / 1,841.64	72.58 / -11	CALIFORNIA CLEANING CLUB INC	DELISTED HAZ
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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10905 W VENICE BLVD  
LOS ANGELES CA 90034

Siteid: 15266  
Latitude: 34.016220  
Longitude: -118.412120  
Original Source: CHAZ  
Record Date: 22-MAR-2018

<a href="#">100</a>	1 of 1	ESE	0.35 / 1,865.08	75.36 / -8	COMMERCIAL PROPERTY 10458 CULVER BOULEVARD CULVER CITY CA 90232	LUST
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Global ID:	T10000005177	Census Tract:	6037702501
Status Date:	7/1/2016	Match Key:	T10000005177
Case Type:	LUST CLEANUP SITE	County:	LOS ANGELES
Oil Field:		Latitude:	34.015459
Oil Field Operator:		Longitude:	-118.400743
Status:	COMPLETED - CASE CLOSED	RWQCB Region:	

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail**

CUF Case: NO  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Case Worker: DMB  
Local Agency:  
RB Case No: R-57082  
Local Case No:  
File Location:  
Potential COC: Gasoline  
Potential Media of Concern: Aquifer used for drinking water supply  
Begin Date: 7/1/2012  
How Discovered:  
How Discovered Description:  
Stop Method:  
Stop Description:  
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)  
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Santa Monica (4-011.01)  
Disadvantaged Community:  
CalEnvScreen Score:  
Coordinate Source:  
Discharge Cause: Corrosion  
Discharge Source: Tank  
EPA Region: 9  
Leak Reported Dt: 2012-11-13 00:00:00  
Military DoD Site: No  
No Further Action Dt: 2016-07-01 00:00:00  
Qty Risd Gallons:  
Facility Project Sub Type:  
Calenviroscreen 3 Score: 56-60%  
Calenviroscreen 4 Score: 30-35%  
Site History:

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts**

Contact Type: Regional Board Caseworker - Primary Caseworker  
Contact Name: DAVID M. BJOSTAD  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4th Street, Suite 200  
City: Los Angeles  
Email: dave.bjostad@waterboards.ca.gov  
Phone No:

Contact Type: SWRCB Contact



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Contact Name:** MATTHEW COHEN  
**Organization Name:** SWRCB  
**Address:** 1001 I Street  
**City:** SACRAMENTO  
**Email:** matthew.cohen@waterboards.ca.gov  
**Phone No:** 9163415751

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History**

**Status:** Completed - Case Closed  
**Status Date:** 7/1/2016  
  
**Status:** Open - Site Assessment  
**Status Date:** 8/5/2014  
  
**Status:** Open - Inactive  
**Status Date:** 10/1/2013  
  
**Status:** Open - Case Begin Date  
**Status Date:** 7/1/2012

**LUST Sites from GeoTracker Search - Regulatory Profile**

**Site Facility Name:** COMMERCIAL PROPERTY  
**Site Facility Type:** LUST CLEANUP SITE  
**Cleanup Status:** COMPLETED - CASE CLOSED  
**Address:** 10458 CULVER BOULEVARD  
**City:** CULVER CITY  
**Zip:** 90232  
**County:** LOS ANGELES  
**Report Link:** [https://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T1000005177](https://geotracker.waterboards.ca.gov/profile_report?global_id=T1000005177)  
**Cleanup Status Detail:** COMPLETED - CASE CLOSED AS OF 7/1/2016  
**Project Status:**  
**Cleanup History Link:** [https://geotracker.waterboards.ca.gov/profile\\_report\\_include?global\\_id=T1000005177&tabname=regulatoryhistory](https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T1000005177&tabname=regulatoryhistory)  
**Potential COC:** GASOLINE  
**Potential Media of Concern:** AQUIFER USED FOR DRINKING WATER SUPPLY  
**File Location:**  
**User Defined Beneficial Use:**  
**Designated Beneficial Use:** MUN, AGR, IND, PROC  
**DWR GW Sub Basin:** Coastal Plain Of Los Angeles - Santa Monica (4-011.01)  
**Calwater Watershed Name:** Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)  
**Post Closure Site Management:**  
**Future Land Use:**  
**Cleanup Oversight Agencies:** LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: R-57082  
 CASEWORKER: DAVID M. BJOSTAD  
 SWRCB  
 CASEWORKER: MATTHEW COHEN  
  
**CUF Claim No:**  
**CUF Priority Assig:**  
**CUF Amount Paid:**  
**WDR Place Type:**  
**WDR File No:**  
**WDR Order No:**  
**Project Oversight Agencies:**  
**Facility Type:**  
**Composting Method:**  
**Grndwtr Monitoring Frequency:**  
**Designated Beneficial Use Desc:** Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply  
**Site History:**

No site history available

**LUST Sites from GeoTracker Search - Cleanup Status History**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Status:** Completed - Case Closed  
**Date :** 7/1/2016

**Status:** Open - Site Assessment  
**Date :** 8/5/2014

**Status:** Open - Inactive  
**Date :** 10/1/2013

**Status:** Open - Case Begin Date  
**Date :** 7/1/2012

**Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)**

**Action Type:** Other Regulatory Actions  
**Action:** Closure/No Further Action Letter  
**Action Date:** 7/1/2016  
**Received Issue Date:** 7/1/2016  
**Doc Link:** [https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=T10000005177&enforcement\\_id=6290309&temptable=ENFORCEMENT](https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000005177&enforcement_id=6290309&temptable=ENFORCEMENT)

**Title Description Comments:**

**Action Type:** Notices  
**Action:** Notification - Preclosure  
**Action Date:** 1/5/2016  
**Received Issue Date:** 1/5/2016  
**Doc Link:** [https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=T10000005177&enforcement\\_id=6271531&temptable=ENFORCEMENT](https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000005177&enforcement_id=6271531&temptable=ENFORCEMENT)

**Title Description Comments:**

**Action Type:** Response Requested - Reports  
**Action:** Tank Removal Report / UST Sampling Report  
**Action Date:** 6/23/2015  
**Received Issue Date:** 6/23/2015  
**Doc Link:**

**Title Description Comments:**

UST Removal Report

**Action Type:** Response Requested - Other  
**Action:** Other Report / Document  
**Action Date:** \*9/15/2014  
**Received Issue Date:** 9/9/2014  
**Doc Link:**

**Title Description Comments:**

To Pacific Alarm Systems

**Action Type:** Other Regulatory Actions  
**Action:** Staff Letter  
**Action Date:** 8/5/2014  
**Received Issue Date:** 8/5/2014  
**Doc Link:** [https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=T10000005177&enforcement\\_id=6215405&temptable=ENFORCEMENT](https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000005177&enforcement_id=6215405&temptable=ENFORCEMENT)

**Title Description Comments:**

**Action Type:** Other Regulatory Actions  
**Action:** Staff Letter  
**Action Date:** 7/11/2014  
**Received Issue Date:** 7/11/2014  
**Doc Link:** [https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=T10000005177&enforcement\\_id=6211900&temptable=ENFORCEMENT](https://geotracker.waterboards.ca.gov/view_documents?global_id=T10000005177&enforcement_id=6211900&temptable=ENFORCEMENT)

**Title Description Comments:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Action Type:** Response Requested - Reports  
**Action:** Preliminary Site Assessment Report  
**Action Date:** 11/13/2012  
**Received Issue Date:** 11/13/2012  
**Doc Link:** [https://geotracker.waterboards.ca.gov/view\\_documents\\_all?global\\_id=T10000005177&doc\\_id=5784010](https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000005177&doc_id=5784010)  
**Title Description Comments:**

10458 Culver Blvd - Site Assessment Geologic Report - 1of4

**Action Type:** Leak Action  
**Action:** Leak Reported  
**Action Date:** 11/13/2012  
**Received Issue Date:**  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Leak Action  
**Action:** Leak Began  
**Action Date:** 7/1/2012  
**Received Issue Date:**  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Leak Action  
**Action:** Leak Discovery  
**Action Date:** 7/1/2012  
**Received Issue Date:**  
**Doc Link:**  
**Title Description Comments:**

**Sites from GeoTracker Search - Site Maps (as of May 25, 2023)**

**Submitted:** 7/6/2015  
**Submitted By:** J. TIM HERSCH (AUTH\_RP)  
**Title:** BORING LOG B4 (B4)  
**Link:** [https://geotracker.waterboards.ca.gov/esi/uploads/geo\\_bore/4889101147/T10000005177.PDF](https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4889101147/T10000005177.PDF)

**Submitted:** 7/6/2015  
**Submitted By:** J. TIM HERSCH (AUTH\_RP)  
**Title:** BORING LOG B3 (B3)  
**Link:** [https://geotracker.waterboards.ca.gov/esi/uploads/geo\\_bore/1222161471/T10000005177.PDF](https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1222161471/T10000005177.PDF)

**Submitted:** 7/6/2015  
**Submitted By:** J. TIM HERSCH (AUTH\_RP)  
**Title:** BORING LOG B1 (B1)  
**Link:** [https://geotracker.waterboards.ca.gov/esi/uploads/geo\\_bore/6254476964/T10000005177.PDF](https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6254476964/T10000005177.PDF)

**Submitted:** 7/6/2015  
**Submitted By:** J. TIM HERSCH (AUTH\_RP)  
**Title:** BORING LOG B2 (B2)  
**Link:** [https://geotracker.waterboards.ca.gov/esi/uploads/geo\\_bore/9800269842/T10000005177.PDF](https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9800269842/T10000005177.PDF)

**Submitted:** 6/23/2015  
**Submitted By:** J. TIM HERSCH (AUTH\_RP)  
**Title:** GEO\_MAP  
**Link:** [https://geotracker.waterboards.ca.gov/esi/uploads/geo\\_map/8645101964/T10000005177.PDF](https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8645101964/T10000005177.PDF)

**Sites from GeoTracker Search - Documents (as of May 25, 2023)**

**Document Type:** Site Documents  
**Type:** CLOSURE/NO FURTHER ACTION LETTER  
**Document Date:** 7/1/2016  
**Submitted:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
<b>Submitted By:</b>		MARIA BAMBICO (REGULATOR)				
<b>Title:</b>		CLOSURE/NO FURTHER ACTION LETTER				
<b>Title Link:</b>		<a href="https://geotracker.waterboards.ca.gov/view_documents?global_id=T1000005177&amp;enforcement_id=6290309">https://geotracker.waterboards.ca.gov/view_documents?global_id=T1000005177&amp;enforcement_id=6290309</a>				
<b>Document Type:</b>		Site Documents			<b>Document Date:</b>	1/5/2016
<b>Type:</b>		NOTIFICATION - PRECLOSURE				
<b>Submitted By:</b>		DAVE BJOSTAD (REGULATOR)				
<b>Title:</b>		NOTIFICATION - PRECLOSURE				
<b>Title Link:</b>		<a href="https://geotracker.waterboards.ca.gov/view_documents?global_id=T1000005177&amp;enforcement_id=6271531">https://geotracker.waterboards.ca.gov/view_documents?global_id=T1000005177&amp;enforcement_id=6271531</a>				
<b>Document Type:</b>		Site Documents			<b>Document Date:</b>	8/5/2014
<b>Type:</b>		STAFF LETTER				
<b>Submitted By:</b>		DAVE BJOSTAD (REGULATOR)				
<b>Title:</b>		STAFF LETTER				
<b>Title Link:</b>		<a href="https://geotracker.waterboards.ca.gov/view_documents?global_id=T1000005177&amp;enforcement_id=6215405">https://geotracker.waterboards.ca.gov/view_documents?global_id=T1000005177&amp;enforcement_id=6215405</a>				
<b>Document Type:</b>		Site Documents			<b>Document Date:</b>	7/11/2014
<b>Type:</b>		STAFF LETTER				
<b>Submitted By:</b>		DAVE BJOSTAD (REGULATOR)				
<b>Title:</b>		STAFF LETTER				
<b>Title Link:</b>		<a href="https://geotracker.waterboards.ca.gov/view_documents?global_id=T1000005177&amp;enforcement_id=6211900">https://geotracker.waterboards.ca.gov/view_documents?global_id=T1000005177&amp;enforcement_id=6211900</a>				
<b>Document Type:</b>		Site Documents			<b>Document Date:</b>	11/13/2012
<b>Type:</b>		PRELIMINARY SITE ASSESSMENT REPORT				
<b>Submitted By:</b>		GEORGE W. LOCKWOOD (REGULATOR)				
<b>Title:</b>		10458 CULVER BLVD - SITE ASSESSMENT GEOLOGIC REPORT - 1OF4				
<b>Title Link:</b>		<a href="https://geotracker.waterboards.ca.gov/view_documents?global_id=T1000005177&amp;document_id=5784010">https://geotracker.waterboards.ca.gov/view_documents?global_id=T1000005177&amp;document_id=5784010</a>				
<b>Document Type:</b>		Site Documents			<b>Document Date:</b>	7/26/2012
<b>Type:</b>		TANK REMOVAL REPORT / UST SAMPLING REPORT				
<b>Submitted By:</b>		J. TIM HERSCH (AUTH_RP)				
<b>Title:</b>		UST REMOVAL REPORT				
<b>Title Link:</b>		<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5877672195/T1000005177.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5877672195/T1000005177.PDF</a>				

<a href="#">101</a>	1 of 1	<b>NNW</b>	<b>0.36 / 1,894.01</b>	<b>94.26 / 11</b>	<b>PALMS PROPERTY NO 36 LLC 3615 KEYSTONE AVE APT 4 LOS ANGELES CA 90034</b>	<b>RCRA TSD</b>
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**EPA Handler ID:** CAC003010257  
**Gen Status Universe:** No Report  
**Contact Name:** JORGE DEL OLMO  
**Contact Address:** PO BOX 8196 , , VAN NUYS , CA, 90034 ,  
**Contact Phone No and Ext:** 818-535-0723  
**Contact Email:** SKYBLUEGABY1@GMAIL.COM  
**Contact Country:**  
**Land Type:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Receive Date:** 20190415  
**Location Latitude:** 34.023425  
**Location Longitude:** -118.409325

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Smelting, Melting and Refining:** No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Underground Injection Control:</b>	No					
<b>Commercial TSD:</b>	No					
<b>Used Oil Transporter:</b>	No					
<b>Used Oil Transfer Facility:</b>	No					
<b>Used Oil Processor:</b>	No					
<b>Used Oil Refiner:</b>	No					
<b>Used Oil Burner:</b>	No					
<b>Used Oil Market Burner:</b>	No					
<b>Used Oil Spec Marketer:</b>	No					

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20190415  
**Handler Name:** PALMS PROPERTY NO 36 LLC  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified  
**Source Type:** Implementer  
**TSD Activity:** Y

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>	
<b>Type:</b> Other	<b>Street 1:</b>	PO BOX 8196
<b>Name:</b> PALMS PROPERTY NO 36 LLC	<b>Street 2:</b>	
<b>Date Became Current:</b>	<b>City:</b>	VAN NUYS
<b>Date Ended Current:</b>	<b>State:</b>	CA
<b>Phone:</b> 818-535-0723	<b>Country:</b>	
<b>Source Type:</b> Implementer	<b>Zip Code:</b>	90034

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>	
<b>Type:</b> Other	<b>Street 1:</b>	PO BOX 8196
<b>Name:</b> JORGE DEL OLMO	<b>Street 2:</b>	
<b>Date Became Current:</b>	<b>City:</b>	VAN NUYS
<b>Date Ended Current:</b>	<b>State:</b>	CA
<b>Phone:</b> 818-535-0723	<b>Country:</b>	
<b>Source Type:</b> Implementer	<b>Zip Code:</b>	90034

<a href="#"><u>102</u></a>	1 of 1	<b>ESE</b>	<b>0.37 / 1,940.43</b>	<b>78.84 / -5</b>	<b>VALERO SERVICE STATION 10332 CULVER BLVD. W. CULVER CITY CA 90230</b>	<b>LUST</b>
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<b>Global ID:</b> T0603751983	<b>Census Tract:</b> 6037702501
<b>Status Date:</b> 9/28/2012	<b>Match Key:</b> T0603751983
<b>Case Type:</b> LUST CLEANUP SITE	<b>County:</b> LOS ANGELES
<b>Oil Field:</b>	<b>Latitude:</b> 34.016641
<b>Oil Field Operator:</b>	<b>Longitude:</b> -118.399776
<b>Status:</b> COMPLETED - CASE CLOSED	<b>RWQCB Region:</b>

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail**

**CUF Case:** YES  
**Lead Agency:** LOS ANGELES RWQCB (REGION 4)  
**Case Worker:** JH  
**Local Agency:** LOS ANGELES COUNTY  
**RB Case No:** R-26256  
**Local Case No:** L473029  
**File Location:** Regional Board  
**Potential COC:** Gasoline, Diesel, MTBE / TBA / Other Fuel Oxygenates  
**Potential Media of Concern:** Well used for drinking water supply  
**Begin Date:** 10/14/2005  
**How Discovered:** Property Sale/Transaction  
**How Discovered Description:**  
**Stop Method:**  
**Stop Description:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Calwater Watershed Name:</b>					Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)	
<b>DWR GW Subbasin Name:</b>					Coastal Plain Of Los Angeles - Santa Monica (4-011.01)	
<b>Disadvantaged Community:</b>						
<b>CalEnvScreen Score:</b>						
<b>Coordinate Source:</b>					Manual Entry on Screens	
<b>Discharge Cause:</b>					Unknown	
<b>Discharge Source:</b>					Other	
<b>EPA Region:</b>					9	
<b>Leak Reported Dt:</b>					2006-01-25 00:00:00	
<b>Military DoD Site:</b>					No	
<b>No Further Action Dt:</b>					2012-09-28 00:00:00	
<b>Qty Rlsd Gallons:</b>						
<b>Facility Project Sub Type:</b>						
<b>Calenviroscreen 3 Score:</b>					56-60%	
<b>Calenviroscreen 4 Score:</b>					30-35%	
<b>Site History:</b>						

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts**

**Contact Type:** Regional Board Caseworker - Primary 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 No:** 2135766711

**Contact Type:** Local Agency Caseworker  
**Contact Name:** TIM SMITH  
**Organization Name:** LOS ANGELES COUNTY  
**Address:** 900 S. FREMONT AVE.  
**City:** ALHAMBRA  
**Email:** tsmith@dpw.lacounty.gov  
**Phone No:**

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History**

**Status:** Completed - Case Closed  
**Status Date:** 9/28/2012

**Status:** Open - Verification Monitoring  
**Status Date:** 1/1/2008

**Status:** Open - Case Begin Date  
**Status Date:** 10/14/2005

**Status:** Open - Site Assessment  
**Status Date:** 8/19/2005

**LUST Sites from GeoTracker Search - Regulatory Profile**

**Site Facility Name:** VALERO SERVICE STATION  
**Site Facility Type:** LUST CLEANUP SITE  
**Cleanup Status:** COMPLETED - CASE CLOSED  
**Address:** 10332 CULVER BLVD. W.  
**City:** CULVER CITY  
**Zip:** 90230  
**County:** LOS ANGELES  
**Report Link:** [https://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T0603751983](https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603751983)  
**Cleanup Status Detail:** COMPLETED - CASE CLOSED AS OF 9/28/2012  
**Project Status:**  
**Cleanup History Link:** [https://geotracker.waterboards.ca.gov/profile\\_report\\_include?global\\_id=T0603751983&tabname=regulatoryhistory](https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603751983&tabname=regulatoryhistory)  
**Potential COC:** DIESEL, GASOLINE, MTBE / TBA / OTHER FUEL OXYGENATES  
**Potential Media of Concern:** WELL USED FOR DRINKING WATER SUPPLY  
**File Location:** REGIONAL BOARD



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**User Defined Beneficial Use:**

**Designated Beneficial Use:**

MUN, AGR, IND, PROC

**DWR GW Sub Basin:**

Coastal Plain Of Los Angeles - Santa Monica (4-011.01)

**Calwater Watershed Name:**

Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)

**Post Closure Site Management:**

**Future Land Use:**

**Cleanup Oversight Agencies:**

LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: R-26256

CASEWORKER: JAY HUANG

LOS ANGELES COUNTY - CASE #: L473029

CASEWORKER: TIM SMITH

**CUF Claim No:**

20471

**CUF Priority Assig:**

D

**CUF Amount Paid:**

**WDR Place Type:**

**WDR File No:**

**WDR Order No:**

**Project Oversight Agencies:**

**Facility Type:**

**Composting Method:**

**Grndwtr Monitoring Frequency:**

# OF WELLS MONITORED - SEMI-ANNUALLY : 8

**Designated Beneficial Use**

Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply

**Desc:**

**Site History:**

No site history available

**LUST Sites from GeoTracker Search - Cleanup Status History**

**Status:**

Completed - Case Closed

**Date :**

9/28/2012

**Status:**

Open - Verification Monitoring

**Date :**

1/1/2008

**Status:**

Open - Case Begin Date

**Date :**

10/14/2005

**Status:**

Open - Site Assessment

**Date :**

8/19/2005

**Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)**

**Action Type:**

Response Requested - Reports

**Action:**

Well Destruction Report

**Action Date:**

11/19/2012

**Received Issue Date:**

11/19/2012

**Doc Link:**

**Title Description Comments:**

**Action Type:**

Other Regulatory Actions

**Action:**

Closure/No Further Action Letter

**Action Date:**

9/28/2012

**Received Issue Date:**

9/28/2012

**Doc Link:**

[https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=T0603751983&enforcement\\_id=6138996&temptable=ENFORCEMENT](https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603751983&enforcement_id=6138996&temptable=ENFORCEMENT)

**Title Description Comments:**

Closure Letter

**Action Type:**

Other Regulatory Actions

**Action:**

Closure/No Further Action Letter

**Action Date:**

9/28/2012

**Received Issue Date:**

9/28/2012

**Doc Link:**

[https://geotracker.waterboards.ca.gov/view\\_documents?](https://geotracker.waterboards.ca.gov/view_documents?)

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
					global_id=T0603751983&enforcement_id=6138997&temptable=ENFORCEMENT	
<b>Title Description Comments:</b>						
Closure Packet						
<b>Action Type:</b>		Notices				
<b>Action:</b>		Notification - Preclosure				
<b>Action Date:</b>		9/11/2012				
<b>Received Issue Date:</b>		9/11/2012				
<b>Doc Link:</b>		https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603751983&enforcement_id=6137427&temptable=ENFORCEMENT				
<b>Title Description Comments:</b>						
Pre-closure notice						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		1/15/2012				
<b>Received Issue Date:</b>		12/22/2011				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		10/15/2011				
<b>Received Issue Date:</b>		9/7/2011				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Semi-Annually				
<b>Action Date:</b>		7/15/2011				
<b>Received Issue Date:</b>		7/12/2011				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Semi-Annually				
<b>Action Date:</b>		4/15/2011				
<b>Received Issue Date:</b>		4/15/2011				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Semi-Annually				
<b>Action Date:</b>		1/15/2011				
<b>Received Issue Date:</b>		1/13/2011				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Semi-Annually				
<b>Action Date:</b>		10/15/2010				
<b>Received Issue Date:</b>		10/11/2010				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Well Installation Report				
<b>Action Date:</b>		10/13/2010				
<b>Received Issue Date:</b>		10/13/2010				
<b>Doc Link:</b>						

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Title Description Comments:**

**Action Type:** Response Requested - Reports  
**Action:** Remedial Progress Report  
**Action Date:** 10/11/2010  
**Received Issue Date:** 10/11/2010  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Reports  
**Action:** Well Destruction Report  
**Action Date:** 9/28/2010  
**Received Issue Date:** 9/28/2010  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Semi-Annually  
**Action Date:** 7/15/2010  
**Received Issue Date:** 7/7/2010  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Semi-Annually  
**Action Date:** 4/15/2010  
**Received Issue Date:** 4/5/2010  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Semi-Annually  
**Action Date:** 1/15/2010  
**Received Issue Date:** 1/19/2010  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Semi-Annually  
**Action Date:** 10/15/2009  
**Received Issue Date:** 10/15/2009  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Semi-Annually  
**Action Date:** 7/15/2009  
**Received Issue Date:** 7/20/2009  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Other  
**Action:** Conceptual Site Model  
**Action Date:** 7/15/2009  
**Received Issue Date:** 7/14/2009  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Other  
**Action:** Other Report / Document  
**Action Date:** 7/13/2009

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Received Issue Date:</b>		7/13/2009				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Other Regulatory Actions				
<b>Action:</b>		Staff Letter				
<b>Action Date:</b>		6/15/2009				
<b>Received Issue Date:</b>		6/15/2009				
<b>Doc Link:</b>		https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603751983&enforcement_id=6021650&temptable=ENFORCEMENT				
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Response Requested - Workplans				
<b>Action:</b>		Soil and Water Investigation Workplan				
<b>Action Date:</b>		4/27/2009				
<b>Received Issue Date:</b>		4/27/2009				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		4/15/2009				
<b>Received Issue Date:</b>		4/3/2009				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		1/15/2009				
<b>Received Issue Date:</b>		1/8/2009				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		10/15/2008				
<b>Received Issue Date:</b>		10/3/2008				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		4/15/2008				
<b>Received Issue Date:</b>		4/8/2008				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
		Monitoring Report - Quarterly				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		1/15/2008				
<b>Received Issue Date:</b>		1/14/2008				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
		Monitoring Report - Quarterly				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		10/15/2007				
<b>Received Issue Date:</b>		10/10/2007				

**Doc Link:**  
**Title Description Comments:**

Monitoring Report - Quarterly

**Action Type:** Response Requested - Reports  
**Action:** Soil and Water Investigation Report  
**Action Date:** 8/7/2007  
**Received Issue Date:** 8/7/2007

**Doc Link:**  
**Title Description Comments:**

Site Conceptual Model Report - SAR

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Quarterly  
**Action Date:** 7/15/2007  
**Received Issue Date:** 7/2/2007

**Doc Link:**  
**Title Description Comments:**

Monitoring Report - Quarterly

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Quarterly  
**Action Date:** 4/15/2007  
**Received Issue Date:** 4/23/2007

**Doc Link:**  
**Title Description Comments:**

Monitoring Report - Quarterly

**Action Type:** Response Requested - Workplans  
**Action:** Soil and Water Investigation Workplan  
**Action Date:** 3/6/2007  
**Received Issue Date:** 3/6/2007

**Doc Link:**  
**Title Description Comments:**

Soil and Water Investigation Workplan

**Action Type:** Response Requested - Reports  
**Action:** Well Installation Report  
**Action Date:** 1/31/2007  
**Received Issue Date:** 1/31/2007

**Doc Link:**  
**Title Description Comments:**

Well Installation Report

**Action Type:** Response Requested - Workplans  
**Action:** Soil and Water Investigation Workplan  
**Action Date:** 7/12/2006  
**Received Issue Date:** 7/12/2006

**Doc Link:**  
**Title Description Comments:**

Soil and Water Investigation Workplan

**Action Type:** Response Requested - Other  
**Action:** Other Report / Document  
**Action Date:** 5/15/2006  
**Received Issue Date:** 4/28/2006

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Doc Link:**  
**Title Description Comments:**

Additional Information Report

**Action Type:** Other Regulatory Actions  
**Action:** Staff Letter  
**Action Date:** 3/15/2006  
**Received Issue Date:** 3/15/2006  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Leak Action  
**Action:** Leak Reported  
**Action Date:** 1/25/2006  
**Received Issue Date:**  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Leak Action  
**Action:** Leak Discovery  
**Action Date:** 10/14/2005  
**Received Issue Date:**  
**Doc Link:**  
**Title Description Comments:**

**Sites from GeoTracker Search - Site Maps (as of May 25, 2023)**

**Submitted:** 10/15/2010\*  
**Submitted By:** DELTA CONSULTANTS (CONTRACTOR)  
**Title:** REMEDIAL ACTION PLAN (SB-13)  
**Link:** [https://geotracker.waterboards.ca.gov/esi/uploads/geo\\_bore/4128503382/T0603751983.PDF](https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4128503382/T0603751983.PDF)

**Submitted:** 10/15/2010\*  
**Submitted By:** DELTA CONSULTANTS (CONTRACTOR)  
**Title:** REMEDIAL ACTION PLAN (SB-14)  
**Link:** [https://geotracker.waterboards.ca.gov/esi/uploads/geo\\_bore/6805657505/T0603751983.PDF](https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6805657505/T0603751983.PDF)

**Submitted:** 10/12/2010\*  
**Submitted By:** DELTA CONSULTANTS (CONTRACTOR)  
**Title:** OFF-SITE MONITORING WELL INSTALLATION REPORT (MW-10)  
**Link:** [https://geotracker.waterboards.ca.gov/esi/uploads/geo\\_bore/1684595763/T0603751983.PDF](https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1684595763/T0603751983.PDF)

**Submitted:** 10/12/2010\*  
**Submitted By:** DELTA CONSULTANTS (CONTRACTOR)  
**Title:** GEO\_MAP  
**Link:** [https://geotracker.waterboards.ca.gov/esi/uploads/geo\\_map/7228806018/T0603751983.PDF](https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/7228806018/T0603751983.PDF)

**Submitted:** 10/12/2010\*  
**Submitted By:** DELTA CONSULTANTS (CONTRACTOR)  
**Title:** OFF-SITE MONITORING WELL INSTALLATION REPORT (MW-9)  
**Link:** [https://geotracker.waterboards.ca.gov/esi/uploads/geo\\_bore/9079697608/T0603751983.PDF](https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9079697608/T0603751983.PDF)

**Submitted:** 9/18/2007  
**Submitted By:** DELTA CONSULTANTS (CONTRACTOR)  
**Title:** GEO\_BORE (SB-14)  
**Link:** [https://geotracker.waterboards.ca.gov/esi/uploads/geo\\_bore/8276446282/T0603751983.pdf](https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8276446282/T0603751983.pdf)

**Submitted:** 9/18/2007  
**Submitted By:** DELTA CONSULTANTS (CONTRACTOR)  
**Title:** GEO\_BORE (MW-8)  
**Link:** [https://geotracker.waterboards.ca.gov/esi/uploads/geo\\_bore/9972364664/T0603751983.pdf](https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9972364664/T0603751983.pdf)

**Submitted:** 9/18/2007



<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
<b>Submitted By:</b> <b>Title:</b> <b>Link:</b>					DELTA CONSULTANTS (CONTRACTOR) GEO_BORE (SB-13) <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8856825888/T0603751983.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8856825888/T0603751983.pdf</a>	
<b>Submitted:</b> <b>Submitted By:</b> <b>Title:</b> <b>Link:</b>					9/18/2007 DELTA CONSULTANTS (CONTRACTOR) GEO_BORE (MW-6) <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4100666880/T0603751983.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4100666880/T0603751983.pdf</a>	
<b>Submitted:</b> <b>Submitted By:</b> <b>Title:</b> <b>Link:</b>					9/18/2007 DELTA CONSULTANTS (CONTRACTOR) GEO_BORE (MW-7) <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5070086419/T0603751983.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5070086419/T0603751983.pdf</a>	
<b>Submitted:</b> <b>Submitted By:</b> <b>Title:</b> <b>Link:</b>					9/18/2007 DELTA CONSULTANTS (CONTRACTOR) GEO_MAP <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/2334202647/T0603751983.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/2334202647/T0603751983.pdf</a>	
<b>Submitted:</b> <b>Submitted By:</b> <b>Title:</b> <b>Link:</b>					1/31/2007 DELTA CONSULTANTS (CONTRACTOR) GEO_BORE (MW-1) <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7839739739/T0603751983.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7839739739/T0603751983.pdf</a>	
<b>Submitted:</b> <b>Submitted By:</b> <b>Title:</b> <b>Link:</b>					1/31/2007 DELTA CONSULTANTS (CONTRACTOR) GEO_BORE (MW-3) <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7651461541/T0603751983.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7651461541/T0603751983.pdf</a>	
<b>Submitted:</b> <b>Submitted By:</b> <b>Title:</b> <b>Link:</b>					1/31/2007 DELTA CONSULTANTS (CONTRACTOR) GEO_BORE (MW-5) <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6687672495/T0603751983.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6687672495/T0603751983.pdf</a>	
<b>Submitted:</b> <b>Submitted By:</b> <b>Title:</b> <b>Link:</b>					1/31/2007 DELTA CONSULTANTS (CONTRACTOR) GEO_BORE (MW-2) <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4224455118/T0603751983.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4224455118/T0603751983.pdf</a>	
<b>Submitted:</b> <b>Submitted By:</b> <b>Title:</b> <b>Link:</b>					1/31/2007 DELTA CONSULTANTS (CONTRACTOR) GEO_BORE (MW-4) <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4361724674/T0603751983.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4361724674/T0603751983.pdf</a>	
<b>Submitted:</b> <b>Submitted By:</b> <b>Title:</b> <b>Link:</b>					1/31/2007 DELTA CONSULTANTS (CONTRACTOR) GEO_MAP <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/5243245005/T0603751983.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/5243245005/T0603751983.pdf</a>	
<b>Submitted:</b> <b>Submitted By:</b> <b>Title:</b> <b>Link:</b>					9/7/2006* DELTA CONSULTANTS (CONTRACTOR) GEO_BORE (SB-7) <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1335560441/T0603751983.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1335560441/T0603751983.pdf</a>	
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<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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<b>Submitted:</b> <b>Submitted By:</b> <b>Title:</b> <b>Link:</b>					9/7/2006* DELTA CONSULTANTS (CONTRACTOR) GEO_BORE (SB-3) <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2541761636/T0603751983.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2541761636/T0603751983.pdf</a>	
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**Sites from GeoTracker Search - Documents (as of May 25, 2023)**

**Document Type:** Site Documents **Document Date:** 11/19/2012

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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<b>Document Type:</b> <b>Type:</b> <b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>					Monitoring Reports MONITORING REPORT - SEMI-ANNUALLY AECOM (CONTRACTOR) THIRD QUARTER 2012 GROUNDWATER MONITORING REPORT <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3833558559/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3833558559/T0603751983.PDF</a>	<b>Document Date:</b> 9/25/2012* <b>Submitted:</b>
<b>Document Type:</b> <b>Type:</b> <b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>					Site Documents NOTIFICATION - PRECLOSURE JIANMIN HUANG (REGULATOR) PRE-CLOSURE NOTICE <a href="https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603751983&amp;enforcement_id=6137427">https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603751983&amp;enforcement_id=6137427</a>	<b>Document Date:</b> 9/11/2012 <b>Submitted:</b>
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<b>Document Type:</b> <b>Type:</b> <b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>					Monitoring Reports MONITORING REPORT - QUARTERLY AECOM (CONTRACTOR) FIRST QUARTER 2012 GROUNDWATER MONITORING REPORT <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8634198784/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8634198784/T0603751983.PDF</a>	<b>Document Date:</b> 3/23/2012 <b>Submitted:</b>
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<b>Document Type:</b> <b>Type:</b> <b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>					Monitoring Reports MONITORING REPORT - QUARTERLY AECOM (CONTRACTOR) 3RD QTR 2011 GWM REPORT (10332) <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5697900354/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5697900354/T0603751983.PDF</a>	<b>Document Date:</b> 9/2/2011* <b>Submitted:</b>
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<b>Document Type:</b> <b>Type:</b> <b>Submitted By:</b> <b>Title:</b>					Monitoring Reports MONITORING REPORT - QUARTERLY AECOM (CONTRACTOR) FIRST QUARTER 2011 (10332 CULVER) GW MONITORING REPORT	<b>Document Date:</b> 4/12/2011 <b>Submitted:</b>

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<b>Title:</b>	4TH QTR 2010 GWM REPORT (10332 CULVER)					
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<b>Title:</b>	OFF-SITE MONITORING WELL INSTALLATION REPORT					
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<b>Title:</b>	NOTICE OF INTENT - WORK PLAN FOR ADDITIONAL SITE ASSESSMENT					
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<b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>	(REGULATOR) STAFF LETTER <a href="https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603751983&amp;enforcement_id=6021650">https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603751983&amp;enforcement_id=6021650</a>					
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<b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>	DELTA CONSULTANTS (CONTRACTOR) WORK PLAN FOR ADDITIONAL SITE ASSESSMENT <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7575524449/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7575524449/T0603751983.PDF</a>					
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<b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>	DELTA CONSULTANTS (CONTRACTOR) FIRST QUARTER 2009 GROUNDWATER MONITORING REPORT <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8177025914/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8177025914/T0603751983.PDF</a>					
<b>Document Type:</b> <b>Type:</b>	Site Documents SOIL AND WATER INVESTIGATION REPORT				<b>Document Date:</b> 1/6/2009* <b>Submitted:</b>	
<b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>	DELTA CONSULTANTS (CONTRACTOR) FOURTH QUARTER 2008 GROUNDWATER MONITORING REPORT <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8191027581/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8191027581/T0603751983.PDF</a>					
<b>Document Type:</b> <b>Type:</b>	Site Documents SOIL AND WATER INVESTIGATION REPORT				<b>Document Date:</b> 10/1/2008 <b>Submitted:</b>	
<b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>	DELTA CONSULTANTS (CONTRACTOR) THIRD QUARTER 2008 GROUNDWATER MONITORING REPORT <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2370377063/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2370377063/T0603751983.PDF</a>					
<b>Document Type:</b> <b>Type:</b>	Site Documents REPORTS - OTHER				<b>Document Date:</b> 7/1/2008 <b>Submitted:</b>	
<b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>	DELTA CONSULTANTS (CONTRACTOR) SECOND QUARTER 2008 GROUNDWATER MONITORING REPORT <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6440081536/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6440081536/T0603751983.PDF</a>					
<b>Document Type:</b> <b>Type:</b>	Site Documents REPORTS - OTHER				<b>Document Date:</b> 4/7/2008 <b>Submitted:</b>	
<b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>	DELTA CONSULTANTS (CONTRACTOR) FIRST QUARTER 2008 GROUNDWATER MONITORING REPORT <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5606397867/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5606397867/T0603751983.PDF</a>					
<b>Document Type:</b> <b>Type:</b>	Site Documents REPORTS - QUARTERLY STATUS REPORT				<b>Document Date:</b> 1/11/2008* <b>Submitted:</b>	



<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Submitted By:</b>					DELTA CONSULTANTS (CONTRACTOR)	
<b>Title:</b>					FOURTH QUARTER 2007 GROUNDWATER MONITORING REPORT	
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4166992008/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4166992008/T0603751983.PDF</a>	
<b>Document Type:</b>	Monitoring Reports				<b>Document Date:</b> 10/9/2007	
<b>Type:</b>	MONITORING REPORT - QUARTERLY				<b>Submitted:</b>	
<b>Submitted By:</b>					DELTA CONSULTANTS (CONTRACTOR)	
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<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8549456536/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8549456536/T0603751983.PDF</a>	
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<b>Submitted By:</b>					DELTA CONSULTANTS (CONTRACTOR)	
<b>Title:</b>					SITE ASSESSMENT REPORT	
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2219395518/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2219395518/T0603751983.PDF</a>	
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<b>Submitted By:</b>					DELTA CONSULTANTS (CONTRACTOR)	
<b>Title:</b>					SECOND QUARTER 2007 GROUNDWATER MONITORING REPORT	
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3200350701/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3200350701/T0603751983.PDF</a>	
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 4/14/2007	
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<b>Submitted By:</b>					DELTA CONSULTANTS (CONTRACTOR)	
<b>Title:</b>					FIRST QUARTER 2007 GROUNDWATER MONITORING REPORT	
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4235661387/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4235661387/T0603751983.PDF</a>	
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<b>Submitted By:</b>					DELTA CONSULTANTS (CONTRACTOR)	
<b>Title:</b>					WP FOR ADDITIONAL SITE ASSESSMENT	
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8461822330/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8461822330/T0603751983.PDF</a>	
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<b>Type:</b>	REPORTS - OTHER				<b>Submitted:</b>	
<b>Submitted By:</b>					DELTA CONSULTANTS (CONTRACTOR)	
<b>Title:</b>					SITE ASSEMENT AND MONITORING WELL INSTALLATION REPORT-PART 1	
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7107762217/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7107762217/T0603751983.PDF</a>	
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<b>Submitted By:</b>					DELTA CONSULTANTS (CONTRACTOR)	
<b>Title:</b>					SITE ASSEMENT AND MONITORING WELL INSTALLATION REPORT-PART 2	
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5381452798/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5381452798/T0603751983.PDF</a>	
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<b>Submitted By:</b>					DELTA CONSULTANTS (CONTRACTOR)	
<b>Title:</b>					WORK PLAN FOR MONITORING WELL INSTALLATION ACTIVITIES	
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5887196183/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5887196183/T0603751983.PDF</a>	
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<b>Submitted By:</b>					DELTA CONSULTANTS (CONTRACTOR)	
<b>Title:</b>					RESPONSE TO AGENCY CORRESPONDENCE DATED MARCH 15, 2006 PART-2	
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1355375528/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1355375528/T0603751983.PDF</a>	
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<b>Submitted By:</b>					DELTA CONSULTANTS (CONTRACTOR)	
<b>Title:</b>					RESPONSE TO AGENCY CORRESPONDENCE DATED MARCH 15, 2006 PART-1	
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4996931314/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4996931314/T0603751983.PDF</a>	
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<b>Type:</b>	CORRESPONDENCE - OTHER				<b>Submitted:</b>	
<b>Submitted By:</b>					DELTA CONSULTANTS (CONTRACTOR)	
<b>Title:</b>					REQUEST FOR SITE STATUS	
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1549421548/T0603751983.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1549421548/T0603751983.PDF</a>	



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 9/7/2006*	
<b>Type:</b>	REPORTS - OTHER				<b>Submitted:</b>	
<b>Submitted By:</b>	DELTA CONSULTANTS (CONTRACTOR)					
<b>Title:</b>	PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT-PART 2					
<b>Title Link:</b>	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5982487559/T0603751983.PDF					
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 9/7/2006*	
<b>Type:</b>	REPORTS - OTHER				<b>Submitted:</b>	
<b>Submitted By:</b>	DELTA CONSULTANTS (CONTRACTOR)					
<b>Title:</b>	PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT-PART 1					
<b>Title Link:</b>	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9969618082/T0603751983.PDF					
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 9/7/2006*	
<b>Type:</b>	REPORTS - OTHER				<b>Submitted:</b>	
<b>Submitted By:</b>	DELTA CONSULTANTS (CONTRACTOR)					
<b>Title:</b>	ADDENDUM TO PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT DATED OCTOBER 14, 2005					
<b>Title Link:</b>	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3386472404/T0603751983.PDF					
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 8/25/2006*	
<b>Type:</b>	CORRESPONDENCE - OTHER				<b>Submitted:</b>	
<b>Submitted By:</b>	DELTA CONSULTANTS (CONTRACTOR)					
<b>Title:</b>	NOTICE OF INTENT - WORK PLAN FOR SITE ASSESSMENT ACTIVITIES					
<b>Title Link:</b>	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6651293694/T0603751983.PDF					
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 7/11/2006*	
<b>Type:</b>	OTHER REPORT / DOCUMENT				<b>Submitted:</b>	
<b>Submitted By:</b>	PINNACLE EMS (CONTRACTOR)					
<b>Title:</b>	HISTORICAL WORKPLAN FOR SITE ASSESSMENT					
<b>Title Link:</b>	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8939597785/T0603751983.PDF					
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 3/15/2006*	
<b>Type:</b>	OTHER REPORT / DOCUMENT				<b>Submitted:</b>	
<b>Submitted By:</b>	PINNACLE EMS (CONTRACTOR)					
<b>Title:</b>	HISTORICAL CORRESPONDENCE - REQUEST FOR ADDITIONAL INFORMATION					
<b>Title Link:</b>	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8401336908/T0603751983.PDF					

<a href="#">103</a>	1 of 1	SSW	0.39 / 2,036.02	67.07 / -16	MICA CORP THE CULVER CITY CA	PFAS IND
<b>Status:</b>	Inactive				<b>Fac Fips Code:</b> 06037	
<b>Fac Indian Cntry Flg:</b>	N				<b>Compliance Status:</b> No Violation Identified	
<b>Fac Derived Huc:</b>	18070104				<b>EPA Programs:</b> RCRA	
<b>Fac Derived Wbd:</b>	180701040300				<b>Federal Facility:</b> No	
<b>Fac Derived Cd113:</b>	37				<b>Federal Agency:</b> -	
<b>Fac Derived Cb2010:</b>	060377028011019				<b>Fac Snc Flg:</b> N	
<b>Fac Informal Count:</b>	0				<b>AIR Flag:</b> N	
<b>Last Informal Action:</b>	-				<b>NPDES Flag:</b> N	
<b>Formal Action Count:</b>	0				<b>SDWIS Flag:</b> N	
<b>Last Formal Action:</b>	-				<b>RCRAFlag:</b> Y	
<b>Fac Total Penalties:</b>	0				<b>TRI Flag:</b> N	
<b>Fac Penalty Count:</b>	-				<b>GHG Flag:</b> N	
<b>Date Last Penalty:</b>	-				<b>TRI IDs:</b> -	
<b>Last Penalty Amt:</b>	-				<b>TRI Releases Trnsfrs:</b> -	
<b>Fac Qtrs With Nc:</b>	0				<b>TRI on Site Releases:</b> -	
<b>Programs With Snc:</b>	0				<b>TRI off Site Trnsfrs:</b> -	
<b>Fac Percent Minority:</b>	52.941				<b>TRI Reporter:</b> -	
<b>Fac Pop Den:</b>	9133.86				<b>Fac Imp Water Flg:</b> -	
<b>Count:</b>	1				<b>Fac Major Flag:</b> -	
<b>Fac County:</b>	LOS ANGELES				<b>Fac Active Flag:</b> -	
<b>State Other :</b>					<b>Fac Inspection Count:</b> 0	
<b>Region:</b>	09				<b>Date Last Inspection:</b> -	
<b>Latitude:</b>	34.013365				<b>Days Last Inspection:</b> -	
<b>Longitude:</b>	-118.409529					
<b>Fac Derived Tribes:</b>	-					
<b>AIR IDs:</b>	-					
<b>CAA Permit Types:</b>	-					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
CAA NAICS:	-					
CAA SICS:	-					
NPDES IDs:	-					
CWA Permit Types:	-					
CWA NAICS:	-					
CWA SICS:	-					
RCRA IDs:	CAD008287062					
RCRA Permit Types:	Other					
RCRA NAICS:	334419					
SDWA IDs:	-					
SDWA System Types:	-					
SDWA Compliance Status:	-					
SDWA Snc Flag:	N					
Fac Collection Meth:	ADDRESS MATCHING-HOUSE NUMBER					
EJSCREEN Flag Us:	Y					
EJSCREEN Report:	https://ejscreen.epa.gov/mapper/mobile/EJSCREEN_mobile.aspx?geometry=%7B%22x%22:-118.409529,%22y%22:34.013365,%22spatialReference%22:%7B%22wkid%22:4326%7D%7D&unit=9035&areatype=&areaid=&basemap=streets&distance=1					
ECHO Facility Report:	https://echo.epa.gov/detailed-facility-report?fid=110002631698					
Industry:	Electronics Industry					

<a href="#">104</a>	1 of 1	SE	0.39 / 2,076.38	71.12 / -12	76 STATION #252994 10638 CULVER BLVD CULVER CITY CA 90230	LUST
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Global ID:	T0603703279	Census Tract:	6037702501
Status Date:	1/12/2010	Match Key:	T0603703279
Case Type:	LUST CLEANUP SITE	County:	LOS ANGELES
Oil Field:		Latitude:	34.0141464
Oil Field Operator:		Longitude:	-118.402075
Status:	COMPLETED - CASE CLOSED	RWQCB Region:	

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail**

CUF Case:	NO
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	DMB
Local Agency:	LOS ANGELES COUNTY
RB Case No:	I-07101
Local Case No:	
File Location:	Regional Board
Potential COC:	Gasoline
Potential Media of Concern:	Aquifer used for drinking water supply
Begin Date:	2/22/1989
How Discovered:	Other Means
How Discovered Description:	
Stop Method:	
Stop Description:	
Calwater Watershed Name:	Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Santa Monica (4-011.01)
Disadvantaged Community:	
CalEnvScreen Score:	
Coordinate Source:	Manual Entry on Screens
Discharge Cause:	Unknown
Discharge Source:	Other
EPA Region:	9
Leak Reported Dt:	1991-09-26 00:00:00
Military DoD Site:	No
No Further Action Dt:	2010-01-12 00:00:00
Qty Rlsd Gallons:	
Facility Project Sub Type:	
Calenviroscreen 3 Score:	41-45%
Calenviroscreen 4 Score:	30-35%
Site History:	

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts**

**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 No:** 6264583507

**Contact Type:** Regional Board Caseworker - Primary Caseworker  
**Contact Name:** DAVID M. BJOSTAD  
**Organization Name:** LOS ANGELES RWQCB (REGION 4)  
**Address:** 320 W. 4th Street, Suite 200  
**City:** Los Angeles  
**Email:** dave.bjostad@waterboards.ca.gov  
**Phone No:**

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History**

**Status:** Completed - Case Closed  
**Status Date:** 1/12/2010

**Status:** Open - Verification Monitoring  
**Status Date:** 12/1/2004

**Status:** Open - Site Assessment  
**Status Date:** 2/20/2003

**Status:** Open - Site Assessment  
**Status Date:** 11/27/2001

**Status:** Open - Verification Monitoring  
**Status Date:** 6/29/1998

**Status:** Open - Site Assessment  
**Status Date:** 3/22/1989

**Status:** Open - Case Begin Date  
**Status Date:** 2/22/1989

**Status:** Open - Site Assessment  
**Status Date:** 2/22/1989

**LUST Sites from GeoTracker Search - Regulatory Profile**

**Site Facility Name:** 76 STATION #252994  
**Site Facility Type:** LUST CLEANUP SITE  
**Cleanup Status:** COMPLETED - CASE CLOSED  
**Address:** 10638 CULVER BLVD  
**City:** CULVER CITY  
**Zip:** 90230  
**County:** LOS ANGELES  
**Report Link:** [https://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T0603703279](https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603703279)  
**Cleanup Status Detail:** COMPLETED - CASE CLOSED AS OF 1/12/2010  
**Project Status:**  
**Cleanup History Link:** [https://geotracker.waterboards.ca.gov/profile\\_report\\_include?global\\_id=T0603703279&tabname=regulatoryhistory](https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603703279&tabname=regulatoryhistory)  
**Potential COC:** GASOLINE  
**Potential Media of Concern:** AQUIFER USED FOR DRINKING WATER SUPPLY  
**File Location:** REGIONAL BOARD  
**User Defined Beneficial Use:**  
**Designated Beneficial Use:** MUN, AGR, IND, PROC  
**DWR GW Sub Basin:** Coastal Plain Of Los Angeles - Santa Monica (4-011.01)  
**Calwater Watershed Name:** Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)  
**Post Closure Site Management:**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Future Land Use:**

**Cleanup Oversight Agencies:** LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: I-07101  
CASEWORKER: DAVID M. BJOSTAD  
LOS ANGELES COUNTY  
CASEWORKER: JOHN AWUJO

**CUF Claim No:**

**CUF Priority Assig:**

**CUF Amount Paid:**

**WDR Place Type:**

**WDR File No:**

**WDR Order No:**

**Project Oversight Agencies:**

**Facility Type:**

**Composting Method:**

**Grndwtr Monitoring Frequency:**

**Designated Beneficial Use** Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply

**Desc:**

**Site History:**

No site history available

**LUST Sites from GeoTracker Search - Cleanup Status History**

**Status:** Completed - Case Closed  
**Date :** 1/12/2010

**Status:** Open - Verification Monitoring  
**Date :** 12/1/2004

**Status:** Open - Site Assessment  
**Date :** 2/20/2003

**Status:** Open - Site Assessment  
**Date :** 11/27/2001

**Status:** Open - Verification Monitoring  
**Date :** 6/29/1998

**Status:** Open - Site Assessment  
**Date :** 3/22/1989

**Status:** Open - Case Begin Date  
**Date :** 2/22/1989

**Status:** Open - Site Assessment  
**Date :** 2/22/1989

**Sites from GeoTracker Search - Cleanup Action Report (as of May 25, 2023)**

**Action Type:** EXCAVATION  
**Begin Date:** 2/1/1995  
**End Date:** 2/28/1995  
**Phase:** Soil  
**Contaminant Mass Removed:**  
**Description:**

**Action Type:** EXCAVATION  
**Begin Date:** 2/22/1989  
**End Date:** 3/7/1989  
**Phase:** Soil  
**Contaminant Mass Removed:**  
**Description:**

**Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Action Type:</b>			Other Regulatory Actions			
<b>Action:</b>			Closure/No Further Action Letter			
<b>Action Date:</b>			1/12/2010			
<b>Received Issue Date:</b>			1/12/2010			
<b>Doc Link:</b>			https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603703279&enforcement_id=6040526&temptable=ENFORCEMENT			
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Notices			
<b>Action:</b>			Notification - Preclosure			
<b>Action Date:</b>			12/21/2009			
<b>Received Issue Date:</b>			12/21/2009			
<b>Doc Link:</b>			https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603703279&enforcement_id=6038918&temptable=ENFORCEMENT			
<b>Title Description Comments:</b>						
Pre-Closure Notification						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Semi-Annually			
<b>Action Date:</b>			7/15/2009			
<b>Received Issue Date:</b>			7/16/2009			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Quarterly			
<b>Action Date:</b>			4/15/2009			
<b>Received Issue Date:</b>			4/16/2009			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Response Requested - Other			
<b>Action:</b>			Request for Closure			
<b>Action Date:</b>			2/3/2009			
<b>Received Issue Date:</b>			2/3/2009			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Quarterly			
<b>Action Date:</b>			1/15/2009			
<b>Received Issue Date:</b>			1/16/2009			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Quarterly			
<b>Action Date:</b>			10/15/2008			
<b>Received Issue Date:</b>			10/14/2008			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Quarterly			
<b>Action Date:</b>			7/15/2008			
<b>Received Issue Date:</b>			7/15/2008			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Quarterly			

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Action Date:</b>		4/15/2008				
<b>Received Issue Date:</b>		4/11/2008				
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<b>Title Description Comments:</b>						
		Monitoring Report - Quarterly				
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<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		1/15/2008				
<b>Received Issue Date:</b>		1/16/2008				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
		Monitoring Report - Quarterly				
<b>Action Type:</b>		Response Requested - Reports				
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<b>Action Date:</b>		10/15/2007				
<b>Received Issue Date:</b>		10/23/2007				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
		Monitoring Report - Quarterly				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		7/15/2007				
<b>Received Issue Date:</b>		7/12/2007				
<b>Doc Link:</b>						
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		Monitoring Report - Quarterly				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		4/15/2007				
<b>Received Issue Date:</b>		4/5/2007				
<b>Doc Link:</b>						
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		Monitoring Report - Quarterly				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
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<b>Received Issue Date:</b>		1/11/2007				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
		Monitoring Report - Quarterly				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Soil and Water Investigation Report				
<b>Action Date:</b>		11/13/2006				
<b>Received Issue Date:</b>		11/13/2006				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
		Site Conceptual Model Report - plume travel time				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				



<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Action Date:</b>			10/15/2006			
<b>Received Issue Date:</b>			10/11/2006			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
Monitoring Report - Quarterly						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Quarterly			
<b>Action Date:</b>			7/15/2006			
<b>Received Issue Date:</b>			7/31/2006			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
Monitoring Report - Quarterly						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Quarterly			
<b>Action Date:</b>			4/15/2006			
<b>Received Issue Date:</b>			4/14/2006			
<b>Doc Link:</b>						
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Monitoring Report - Quarterly						
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<b>Action:</b>			Monitoring Report - Quarterly			
<b>Action Date:</b>			10/15/2005			
<b>Received Issue Date:</b>			10/24/2005			
<b>Doc Link:</b>						
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Monitoring Report - Quarterly						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Quarterly			
<b>Action Date:</b>			7/15/2005			
<b>Received Issue Date:</b>			8/18/2005			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
Monitoring Report - Quarterly - QMR 2/05						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Quarterly			
<b>Action Date:</b>			4/15/2005			
<b>Received Issue Date:</b>			5/4/2005			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
Monitoring Report - Quarterly - QMR 1/05						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Quarterly			
<b>Action Date:</b>			1/15/2005			
<b>Received Issue Date:</b>			2/1/2005			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
Monitoring Report - Quarterly						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Quarterly			

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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<b>Received Issue Date:</b>		10/18/2004				
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Monitoring Report - Quarterly						
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<b>Action Date:</b>		8/31/2004				
<b>Received Issue Date:</b>		8/31/2004				
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<b>Title Description Comments:</b>						
- GP1- GP5						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		7/15/2004				
<b>Received Issue Date:</b>		7/29/2004				
<b>Doc Link:</b>						
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Monitoring Report - Quarterly						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		4/15/2004				
<b>Received Issue Date:</b>		5/6/2004				
<b>Doc Link:</b>						
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Monitoring Report - Quarterly						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		1/15/2004				
<b>Received Issue Date:</b>		2/17/2004				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
Monitoring Report - Quarterly						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		10/15/2003				
<b>Received Issue Date:</b>		10/27/2003				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
Monitoring Report - Quarterly						
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<b>Received Issue Date:</b>		7/23/2003				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
Monitoring Report - Quarterly						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Soil and Water Investigation Report				

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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<b>Received Issue Date:</b>		6/9/2003				
<b>Doc Link:</b>						
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		Soil and Water Investigation Report				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		4/15/2003				
<b>Received Issue Date:</b>		4/28/2003				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
		Monitoring Report - Quarterly				
<b>Action Type:</b>		Other Regulatory Actions				
<b>Action:</b>		Staff Letter				
<b>Action Date:</b>		3/7/2003				
<b>Received Issue Date:</b>		3/7/2003				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Response Requested - Workplans				
<b>Action:</b>		Soil and Water Investigation Workplan				
<b>Action Date:</b>		1/15/2003				
<b>Received Issue Date:</b>		2/20/2003				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
		Soil and Water Investigation Workplan				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		1/15/2003				
<b>Received Issue Date:</b>		1/24/2003				
<b>Doc Link:</b>						
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		Monitoring Report - Quarterly				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		10/15/2002				
<b>Received Issue Date:</b>		11/8/2002				
<b>Doc Link:</b>						
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		Monitoring Report - Quarterly				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Quarterly				
<b>Action Date:</b>		7/15/2002				
<b>Received Issue Date:</b>		7/31/2002				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
		Monitoring Report - Quarterly				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Soil and Water Investigation Report				
<b>Action Date:</b>		5/8/2002				
<b>Received Issue Date:</b>		9/3/2002				

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Doc Link:**

**Title Description Comments:**

Soil and Water Investigation Report

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Quarterly  
**Action Date:** 4/15/2002  
**Received Issue Date:** 5/16/2002  
**Doc Link:**  
**Title Description Comments:**

Monitoring Report - Quarterly

**Action Type:** Other Regulatory Actions  
**Action:** Staff Letter  
**Action Date:** 2/8/2002  
**Received Issue Date:** 2/8/2002  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Cleanup Action  
**Action:** Excavation  
**Action Date:** 2/1/1995  
**Received Issue Date:**  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Leak Action  
**Action:** Leak Reported  
**Action Date:** 9/26/1991  
**Received Issue Date:**  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Leak Action  
**Action:** Leak Discovery  
**Action Date:** 3/22/1990  
**Received Issue Date:**  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Leak Action  
**Action:** Leak Stopped  
**Action Date:** 3/22/1990  
**Received Issue Date:**  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Cleanup Action  
**Action:** Excavation  
**Action Date:** 2/22/1989  
**Received Issue Date:**  
**Doc Link:**  
**Title Description Comments:**

**Sites from GeoTracker Search - Site Maps (as of May 25, 2023)**

**Submitted:** 8/24/2005  
**Submitted By:** TRC IRVINE (CONTRACTOR)  
**Title:** GEO\_MAP

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Link: [https://geotracker.waterboards.ca.gov/esi/uploads/geo\\_map/8872220695/T0603703279.pdf](https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8872220695/T0603703279.pdf)

**Sites from GeoTracker Search - Documents (as of May 25, 2023)**

<b>Document Type:</b>	Site Documents	<b>Document Date:</b>	4/30/2010*
<b>Type:</b>	OTHER REPORT / DOCUMENT	<b>Submitted:</b>	
<b>Submitted By:</b>	ANTEA GROUP (CONTRACTOR)		
<b>Title:</b>	WELL ABANDONMENT REPORT		
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7552715480/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7552715480/T0603703279.PDF</a>		
<b>Document Type:</b>	Site Documents	<b>Document Date:</b>	2/25/2010*
<b>Type:</b>	OTHER WORKPLAN	<b>Submitted:</b>	
<b>Submitted By:</b>	ANTEA GROUP (CONTRACTOR)		
<b>Title:</b>	WORKPLAN FOR MONITORING WELL ABANDONMENT		
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8842734098/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8842734098/T0603703279.PDF</a>		
<b>Document Type:</b>	Monitoring Reports	<b>Document Date:</b>	1/13/2010*
<b>Type:</b>	MONITORING REPORT - QUARTERLY	<b>Submitted:</b>	
<b>Submitted By:</b>	ANTEA GROUP (CONTRACTOR)		
<b>Title:</b>	FOURTH QUARTER 2009 SITE STATUS REPORT		
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6891152918/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6891152918/T0603703279.PDF</a>		
<b>Document Type:</b>	Site Documents	<b>Document Date:</b>	1/12/2010
<b>Type:</b>	CLOSURE/NO FURTHER ACTION LETTER	<b>Submitted:</b>	
<b>Submitted By:</b>	(REGULATOR)		
<b>Title:</b>	CLOSURE/NO FURTHER ACTION LETTER		
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603703279&amp;enforcement_id=6040526">https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603703279&amp;enforcement_id=6040526</a>		
<b>Document Type:</b>	Site Documents	<b>Document Date:</b>	12/21/2009
<b>Type:</b>	NOTIFICATION - PRECLOSURE	<b>Submitted:</b>	
<b>Submitted By:</b>	DAVE BJOSTAD (REGULATOR)		
<b>Title:</b>	PRE-CLOSURE NOTIFICATION		
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603703279&amp;enforcement_id=6038918">https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603703279&amp;enforcement_id=6038918</a>		
<b>Document Type:</b>	Monitoring Reports	<b>Document Date:</b>	7/15/2009*
<b>Type:</b>	MONITORING REPORT - QUARTERLY	<b>Submitted:</b>	
<b>Submitted By:</b>	ANTEA GROUP (CONTRACTOR)		
<b>Title:</b>	SECOND QUARTER 2009 SITE STATUS REPORT		
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2008028328/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2008028328/T0603703279.PDF</a>		
<b>Document Type:</b>	Monitoring Reports	<b>Document Date:</b>	6/3/2009*
<b>Type:</b>	MONITORING REPORT - QUARTERLY	<b>Submitted:</b>	
<b>Submitted By:</b>	TRC IRVINE (CONTRACTOR)		
<b>Title:</b>	2Q09 QMR		
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1342531502/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1342531502/T0603703279.PDF</a>		
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<b>Type:</b>	MONITORING REPORT - QUARTERLY	<b>Submitted:</b>	
<b>Submitted By:</b>	ANTEA GROUP (CONTRACTOR)		
<b>Title:</b>	FIRST QUARTER 2009 SITE STATUS REPORT		
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3382005989/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3382005989/T0603703279.PDF</a>		
<b>Document Type:</b>	Monitoring Reports	<b>Document Date:</b>	3/9/2009*
<b>Type:</b>	MONITORING REPORT - QUARTERLY	<b>Submitted:</b>	
<b>Submitted By:</b>	TRC IRVINE (CONTRACTOR)		
<b>Title:</b>	1Q09 QMR		
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6978542506/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6978542506/T0603703279.PDF</a>		
<b>Document Type:</b>	Site Documents	<b>Document Date:</b>	2/2/2009
<b>Type:</b>	REQUEST FOR CLOSURE	<b>Submitted:</b>	
<b>Submitted By:</b>	ANTEA GROUP (CONTRACTOR)		
<b>Title:</b>	REQUEST FOR LOW RISK CASE CLOSURE		
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5938049793/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5938049793/T0603703279.PDF</a>		
<b>Document Type:</b>	Monitoring Reports	<b>Document Date:</b>	1/14/2009
<b>Type:</b>	MONITORING REPORT - QUARTERLY	<b>Submitted:</b>	
<b>Submitted By:</b>	ANTEA GROUP (CONTRACTOR)		
<b>Title:</b>	FOURTH QUARTER 2008 SITE STATUS REPORT		

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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<b>Document Type:</b>	Monitoring Reports				<b>Document Date:</b> 12/23/2008	
<b>Type:</b>	MONITORING REPORT - QUARTERLY				<b>Submitted:</b>	
<b>Submitted By:</b>	TRC IRVINE (CONTRACTOR)					
<b>Title:</b>	4Q08 QMR					
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6924709498/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6924709498/T0603703279.PDF</a>	
<b>Document Type:</b>	Monitoring Reports				<b>Document Date:</b> 10/13/2008	
<b>Type:</b>	MONITORING REPORT - QUARTERLY				<b>Submitted:</b>	
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<b>Title:</b>	THIRD QUARTER 2008 SITE STATUS REPORT					
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<b>Document Type:</b>	Monitoring Reports				<b>Document Date:</b> 8/25/2008	
<b>Type:</b>	MONITORING REPORT - QUARTERLY				<b>Submitted:</b>	
<b>Submitted By:</b>	TRC IRVINE (CONTRACTOR)					
<b>Title:</b>	3Q08 QMR					
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4758255481/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4758255481/T0603703279.PDF</a>	
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<b>Type:</b>	MONITORING REPORT - QUARTERLY				<b>Submitted:</b>	
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<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5523299276/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5523299276/T0603703279.PDF</a>	
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<b>Type:</b>	MONITORING REPORT - QUARTERLY				<b>Submitted:</b>	
<b>Submitted By:</b>	TRC IRVINE (CONTRACTOR)					
<b>Title:</b>	2Q08 QMR					
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9057162225/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9057162225/T0603703279.PDF</a>	
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<b>Type:</b>	REPORTS - QUARTERLY STATUS REPORT				<b>Submitted:</b>	
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<b>Title:</b>	FIRST QUARTER 2008 SITE STATUS REPORT					
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<b>Submitted By:</b>	TRC IRVINE (CONTRACTOR)					
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<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3745671153/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3745671153/T0603703279.PDF</a>	
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<b>Submitted By:</b>	TRC IRVINE (CONTRACTOR)					
<b>Title:</b>	76 STATION, 4TH Q, 2007, GMR					
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8370970010/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8370970010/T0603703279.PDF</a>	
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 10/31/2007	
<b>Type:</b>	REPORTS - QUARTERLY STATUS REPORT				<b>Submitted:</b>	
<b>Submitted By:</b>	TRC IRVINE (CONTRACTOR)					
<b>Title:</b>	76 STATION, 3RD Q 2007, QSR					
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3615537345/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3615537345/T0603703279.PDF</a>	
<b>Document Type:</b>	Monitoring Reports				<b>Document Date:</b> 9/11/2007	
<b>Type:</b>	MONITORING REPORT - QUARTERLY				<b>Submitted:</b>	
<b>Submitted By:</b>	TRC IRVINE (CONTRACTOR)					
<b>Title:</b>	76 STATION, 3RD Q, 2007, GMR					
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5346392571/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5346392571/T0603703279.PDF</a>	
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 7/17/2007	



<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Type:</b> <b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>		REPORTS - QUARTERLY STATUS REPORT			<b>Submitted:</b> TRC IRVINE (CONTRACTOR) 76 STATION, 2ND Q 2007, QSR <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1022627115/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1022627115/T0603703279.PDF</a>	
<b>Document Type:</b> <b>Type:</b> <b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>		Monitoring Reports MONITORING REPORT - QUARTERLY			<b>Document Date:</b> 7/13/2007 <b>Submitted:</b> TRC IRVINE (CONTRACTOR) 76 STATION, 2ND Q, 2007, GMR <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9527363657/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9527363657/T0603703279.PDF</a>	
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<b>Document Type:</b> <b>Type:</b> <b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>		Monitoring Reports MONITORING REPORT - QUARTERLY			<b>Document Date:</b> 3/22/2007 <b>Submitted:</b> TRC IRVINE (CONTRACTOR) 76 STATION, 1ST Q, 2007, GMR <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2968854606/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2968854606/T0603703279.PDF</a>	
<b>Document Type:</b> <b>Type:</b> <b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>		Site Documents REPORTS - QUARTERLY STATUS REPORT			<b>Document Date:</b> 1/19/2007 <b>Submitted:</b> TRC IRVINE (CONTRACTOR) 76 STATION, 4TH Q 2006, QSR <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2796232461/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2796232461/T0603703279.PDF</a>	
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<b>Document Type:</b> <b>Type:</b> <b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>		Site Documents REPORTS - QUARTERLY STATUS REPORT			<b>Document Date:</b> 10/18/2006 <b>Submitted:</b> TRC IRVINE (CONTRACTOR) 76 STATION, 3RD Q 2006, QSR <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9082707047/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9082707047/T0603703279.PDF</a>	
<b>Document Type:</b> <b>Type:</b> <b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>		Monitoring Reports MONITORING REPORT - QUARTERLY			<b>Document Date:</b> 10/17/2006 <b>Submitted:</b> TRC IRVINE (CONTRACTOR) 76 STATION, 3RD Q, 2006, GMR <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7565200626/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7565200626/T0603703279.PDF</a>	
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<b>Document Type:</b> <b>Type:</b> <b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>		Monitoring Reports MONITORING REPORT - QUARTERLY			<b>Document Date:</b> 7/31/2006 <b>Submitted:</b> TRC IRVINE (CONTRACTOR) 76 STATION, 2ND Q, 2006, GMR <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4514297306/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4514297306/T0603703279.PDF</a>	
<b>Document Type:</b> <b>Type:</b> <b>Submitted By:</b> <b>Title:</b> <b>Title Link:</b>		Site Documents REPORTS - QUARTERLY STATUS REPORT			<b>Document Date:</b> 4/14/2006 <b>Submitted:</b> TRC IRVINE (CONTRACTOR) 76 STATION, 4-14-2006, 1ST Q 2006, SITE QUARTERLY REPORT <a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1091153800/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1091153800/T0603703279.PDF</a>	
<b>Document Type:</b> <b>Type:</b> <b>Submitted By:</b> <b>Title:</b>		Monitoring Reports MONITORING REPORT - QUARTERLY			<b>Document Date:</b> 4/12/2006 <b>Submitted:</b> TRC IRVINE (CONTRACTOR) 76 STATION, 1ST Q, 2006, GMR	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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<b>Document Type:</b>	Site Documents			<b>Document Date:</b>	2/9/2006	
<b>Type:</b>	REPORTS - QUARTERLY STATUS REPORT			<b>Submitted:</b>		
<b>Submitted By:</b>	TRC IRVINE (CONTRACTOR)					
<b>Title:</b>	76 STATION, 1-15-2006, 4TH Q QSR					
<b>Title Link:</b>		<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2542722940/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2542722940/T0603703279.PDF</a>				
<b>Document Type:</b>	Monitoring Reports			<b>Document Date:</b>	1/18/2006	
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<b>Submitted By:</b>	TRC IRVINE (CONTRACTOR)					
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<b>Title Link:</b>		<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7218856632/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7218856632/T0603703279.PDF</a>				
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<b>Title:</b>	76 STATION, 3RD Q 2005, SITE QUARTERLY REPORT					
<b>Title Link:</b>		<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4791035294/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4791035294/T0603703279.PDF</a>				
<b>Document Type:</b>	Monitoring Reports			<b>Document Date:</b>	10/11/2005	
<b>Type:</b>	MONITORING REPORT - QUARTERLY			<b>Submitted:</b>		
<b>Submitted By:</b>	TRC IRVINE (CONTRACTOR)					
<b>Title:</b>	76 STATION, 3RD Q, 2005, GMR					
<b>Title Link:</b>		<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5915937125/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5915937125/T0603703279.PDF</a>				
<b>Document Type:</b>	Monitoring Reports			<b>Document Date:</b>	8/25/2005	
<b>Type:</b>	MONITORING REPORT - QUARTERLY			<b>Submitted:</b>		
<b>Submitted By:</b>	TRC IRVINE (CONTRACTOR)					
<b>Title:</b>	76 STATION, 4TH Q, 2004, QMR					
<b>Title Link:</b>		<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9758778214/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9758778214/T0603703279.PDF</a>				
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<b>Type:</b>	REPORTS - OTHER			<b>Submitted:</b>		
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<b>Submitted By:</b>	TRC IRVINE (CONTRACTOR)					
<b>Title:</b>	76 STATION, 1ST Q 2005, SITE QUARTERLY REPORT					
<b>Title Link:</b>		<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7375333487/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7375333487/T0603703279.PDF</a>				
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<b>Type:</b>	REPORTS - OTHER			<b>Submitted:</b>		
<b>Submitted By:</b>	TRC IRVINE (CONTRACTOR)					
<b>Title:</b>	76 STATION, 2ND Q 2005, SITE QUARTERLY REPORT					
<b>Title Link:</b>		<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2869153678/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2869153678/T0603703279.PDF</a>				
<b>Document Type:</b>	Monitoring Reports			<b>Document Date:</b>	8/22/2005	
<b>Type:</b>	MONITORING REPORT - QUARTERLY			<b>Submitted:</b>		
<b>Submitted By:</b>	TRC IRVINE (CONTRACTOR)					
<b>Title:</b>	76 STATION, 2ND Q, 2005, QMR					
<b>Title Link:</b>		<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3343625724/T0603703279.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3343625724/T0603703279.PDF</a>				
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<b>Type:</b>	MONITORING REPORT - QUARTERLY			<b>Submitted:</b>		
<b>Submitted By:</b>	TRC IRVINE (CONTRACTOR)					
<b>Title:</b>	76 STATION, 1ST Q, 2005					
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**Sites from GeoTracker Search - Related Cases (as of May 25, 2023)**

**Identifier:** UST100019065  
**Project Name:** Culver City 76  
**Status:** SWT-NO PLAN RETURNED  
**Address:** 10638 CULVER BLVD

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>City:</b>		CULVER CITY				
<b>Association:</b>		Related Global ID				
<b>Description:</b>						
<b>Project Link:</b>		<a href="https://geotracker.waterboards.ca.gov/profile_report?global_id=UST100019065">https://geotracker.waterboards.ca.gov/profile_report?global_id=UST100019065</a>				

<a href="#">105</a>	1 of 1	NW	0.40 / 2,108.47	92.34 / 9	PIPER'S BODY SHOP 3568 OVERLAND AVENUE LOS ANGELES CA 90034	LUST
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<b>Global ID:</b>	T0603719725	<b>Census Tract:</b>	6037269904
<b>Status Date:</b>	8/29/2011	<b>Match Key:</b>	T0603719725
<b>Case Type:</b>	LUST CLEANUP SITE	<b>County:</b>	LOS ANGELES
<b>Oil Field:</b>		<b>Latitude:</b>	34.023676
<b>Oil Field Operator:</b>		<b>Longitude:</b>	-118.410252
<b>Status:</b>	COMPLETED - CASE CLOSED	<b>RWQCB Region:</b>	

#### LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

**CUF Case:** YES  
**Lead Agency:** LOS ANGELES RWQCB (REGION 4)  
**Case Worker:** JH  
**Local Agency:** LOS ANGELES, CITY OF  
**RB Case No:** 900340252  
**Local Case No:** 1958  
**File Location:** Regional Board  
**Potential COC:** Gasoline  
**Potential Media of Concern:** Aquifer used for drinking water supply  
**Begin Date:** 1/7/2004  
**How Discovered:** Tank Closure  
**How Discovered Description:**  
**Stop Method:** Remove Contents  
**Stop Description:**  
**Calwater Watershed Name:** Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)  
**DWR GW Subbasin Name:** Coastal Plain Of Los Angeles - Santa Monica (4-011.01)  
**Disadvantaged Community:**  
**CalEnvScreen Score:**  
**Coordinate Source:** Manual Entry on Screens  
**Discharge Cause:** Unknown  
**Discharge Source:** Piping, Tank  
**EPA Region:** 9  
**Leak Reported Dt:** 2004-02-23 00:00:00  
**Military DoD Site:** No  
**No Further Action Dt:** 2011-08-29 00:00:00  
**Qty Rltd Gallons:**  
**Facility Project Sub Type:**  
**Calenviroscreen 3 Score:** 51-55%  
**Calenviroscreen 4 Score:** 35-40%  
**Site History:**

#### LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

**Contact Type:** Regional Board Caseworker - Primary 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](mailto:jhuang@waterboards.ca.gov)  
**Phone No:** 2135766711

**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](mailto:eloy.luna@lacity.org)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Phone No:

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History**

**Status:** Completed - Case Closed  
**Status Date:** 8/29/2011

**Status:** Open - Verification Monitoring  
**Status Date:** 1/21/2011

**Status:** Open - Remediation  
**Status Date:** 9/22/2008

**Status:** Open - Site Assessment  
**Status Date:** 12/26/2006

**Status:** Open - Site Assessment  
**Status Date:** 1/12/2005

**Status:** Open - Case Begin Date  
**Status Date:** 1/7/2004

**LUST Sites from GeoTracker Search - Regulatory Profile**

**Site Facility Name:** PIPER'S BODY SHOP  
**Site Facility Type:** LUST CLEANUP SITE  
**Cleanup Status:** COMPLETED - CASE CLOSED  
**Address:** 3568 OVERLAND AVENUE  
**City:** LOS ANGELES  
**Zip:** 90034  
**County:** LOS ANGELES  
**Report Link:** [https://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T0603719725](https://geotracker.waterboards.ca.gov/profile_report?global_id=T0603719725)  
**Cleanup Status Detail:** COMPLETED - CASE CLOSED AS OF 8/29/2011  
**Project Status:**  
**Cleanup History Link:** [https://geotracker.waterboards.ca.gov/profile\\_report\\_include?global\\_id=T0603719725&tabname=regulatoryhistory](https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603719725&tabname=regulatoryhistory)  
**Potential COC:** GASOLINE  
**Potential Media of Concern:** AQUIFER USED FOR DRINKING WATER SUPPLY  
**File Location:** REGIONAL BOARD  
**User Defined Beneficial Use:**  
**Designated Beneficial Use:** MUN, AGR, IND, PROC  
**DWR GW Sub Basin:** Coastal Plain Of Los Angeles - Santa Monica (4-011.01)  
**Calwater Watershed Name:** Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)  
**Post Closure Site Management:**  
**Future Land Use:**  
**Cleanup Oversight Agencies:** LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900340252  
CASEWORKER: JAY HUANG  
LOS ANGELES, CITY OF - CASE #: 1958  
CASEWORKER: ELOY LUNA  
**CUF Claim No:** 18327  
**CUF Priority Assig:** B  
**CUF Amount Paid:** \$556,067  
**WDR Place Type:**  
**WDR File No:**  
**WDR Order No:**  
**Project Oversight Agencies:**  
**Facility Type:**  
**Composting Method:**  
**Grndwtr Monitoring Frequency:** # OF WELLS MONITORED - SEMI-ANNUALLY : 5  
**Designated Beneficial Use** Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply  
**Desc:**  
**Site History:**

No site history available

**LUST Sites from GeoTracker Search - Cleanup Status History**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Status:** Completed - Case Closed  
**Date :** 8/29/2011

**Status:** Open - Verification Monitoring  
**Date :** 1/21/2011

**Status:** Open - Remediation  
**Date :** 9/22/2008

**Status:** Open - Site Assessment  
**Date :** 12/26/2006

**Status:** Open - Site Assessment  
**Date :** 1/12/2005

**Status:** Open - Case Begin Date  
**Date :** 1/7/2004

**Sites from GeoTracker Search - Cleanup Action Report (as of May 25, 2023)**

**Action Type:** SOIL VAPOR EXTRACTION (SVE)  
**Begin Date:** 11/1/2009  
**End Date:** 12/1/2010  
**Phase:** Soil  
**Contaminant Mass Removed:**  
**Description:**

**Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)**

**Action Type:** Other Regulatory Actions  
**Action:** Closure/No Further Action Letter  
**Action Date:** 8/29/2011  
**Received Issue Date:** 8/29/2011  
**Doc Link:** [https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=T0603719725&enforcement\\_id=6097679&temptable=ENFORCEMENT](https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&enforcement_id=6097679&temptable=ENFORCEMENT)

**Title Description Comments:**

**Action Type:** Other Regulatory Actions  
**Action:** Clean Up Fund - Case Closure Review Summary Report (RSR)  
**Action Date:** 8/26/2011  
**Received Issue Date:** 8/26/2011  
**Doc Link:** [https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=T0603719725&enforcement\\_id=6393233&temptable=ENFORCEMENT](https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&enforcement_id=6393233&temptable=ENFORCEMENT)

**Title Description Comments:**

2nd Fund 5-year review summary-2011

**Action Type:** Response Requested - Other  
**Action:** Request for Closure  
**Action Date:** 5/2/2011  
**Received Issue Date:** 5/2/2011  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Reports  
**Action:** Soil and Water Investigation Report  
**Action Date:** 4/1/2011  
**Received Issue Date:** 5/2/2011  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Other Regulatory Actions

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Action:</b>		Staff Letter				
<b>Action Date:</b>		1/21/2011				
<b>Received Issue Date:</b>		1/21/2011				
<b>Doc Link:</b>		https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&enforcement_id=6076630&temptable=ENFORCEMENT				
<b>Title Description Comments:</b>		Work Plan Approval				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Semi-Annually				
<b>Action Date:</b>		1/15/2011				
<b>Received Issue Date:</b>		1/20/2011				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Remedial Progress Report				
<b>Action Date:</b>		1/15/2011				
<b>Received Issue Date:</b>		1/12/2011				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Response Requested - Workplans				
<b>Action:</b>		Soil and Water Investigation Workplan				
<b>Action Date:</b>		1/10/2011				
<b>Received Issue Date:</b>		1/10/2011				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Other Regulatory Actions				
<b>Action:</b>		Clean Up Fund - Case Closure Review Summary Report (RSR)				
<b>Action Date:</b>		11/18/2010				
<b>Received Issue Date:</b>		11/18/2010				
<b>Doc Link:</b>		https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&enforcement_id=6390178&temptable=ENFORCEMENT				
<b>Title Description Comments:</b>		Preliminary USTCF 5-Year Review Summary				
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Remedial Progress Report				
<b>Action Date:</b>		7/15/2010				
<b>Received Issue Date:</b>		8/26/2010				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Semi-Annually				
<b>Action Date:</b>		7/15/2010				
<b>Received Issue Date:</b>		7/28/2010				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Response Requested - Reports				
<b>Action:</b>		Monitoring Report - Semi-Annually				
<b>Action Date:</b>		4/15/2010				
<b>Received Issue Date:</b>		6/10/2010				
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>		Response Requested - Reports				



<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Action:</b>			Remedial Progress Report			
<b>Action Date:</b>			1/15/2010			
<b>Received Issue Date:</b>			2/17/2010			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Semi-Annually			
<b>Action Date:</b>			1/15/2010			
<b>Received Issue Date:</b>			1/19/2010			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Cleanup Action			
<b>Action:</b>			Soil Vapor Extraction (SVE)			
<b>Action Date:</b>			11/1/2009			
<b>Received Issue Date:</b>						
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Semi-Annually			
<b>Action Date:</b>			7/15/2009			
<b>Received Issue Date:</b>			7/14/2009			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Other Regulatory Actions			
<b>Action:</b>			Staff Letter			
<b>Action Date:</b>			6/15/2009			
<b>Received Issue Date:</b>			6/15/2009			
<b>Doc Link:</b>			<a href="https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&amp;enforcement_id=6021606&amp;temptable=ENFORCEMENT">https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&amp;enforcement_id=6021606&amp;temptable=ENFORCEMENT</a>			
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Remedial Progress Report			
<b>Action Date:</b>			1/15/2009			
<b>Received Issue Date:</b>			6/10/2010			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Quarterly			
<b>Action Date:</b>			1/15/2009			
<b>Received Issue Date:</b>			1/21/2009			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action:</b>			Monitoring Report - Quarterly			
<b>Action Date:</b>			10/15/2008			
<b>Received Issue Date:</b>			9/29/2008			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
			Monitoring Report - Quarterly			
<b>Action Type:</b>			Other Regulatory Actions			
<b>Action:</b>			Staff Letter			
<b>Action Date:</b>			9/22/2008			
<b>Received Issue Date:</b>			9/22/2008			

**Doc Link:** [https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=T0603719725&enforcement\\_id=5988499&temptable=ENFORCEMENT](https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&enforcement_id=5988499&temptable=ENFORCEMENT)

**Title Description Comments:**

required QMR and Remedial Progress Reports

**Action Type:** Enforcement/Orders  
**Action:** Notice to Comply  
**Action Date:** 9/16/2008  
**Received Issue Date:** 9/16/2008  
**Doc Link:** [https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=T0603719725&enforcement\\_id=5988167&temptable=ENFORCEMENT](https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&enforcement_id=5988167&temptable=ENFORCEMENT)

**Title Description Comments:**

Notice of Non-Compliance

**Action Type:** Response Requested - Workplans  
**Action:** Interim Remedial Action Plan  
**Action Date:** 7/28/2008  
**Received Issue Date:** 7/28/2008  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Quarterly  
**Action Date:** 7/15/2008  
**Received Issue Date:** 7/11/2008  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Workplans  
**Action:** CAP/RAP - Final Remediation / Design Plan  
**Action Date:** 6/1/2008  
**Received Issue Date:** 7/28/2008  
**Doc Link:**  
**Title Description Comments:**

Final Remediation Action Plan

**Action Type:** Response Requested - Workplans  
**Action:** Soil and Water Investigation Workplan  
**Action Date:** 6/1/2008  
**Received Issue Date:** 7/11/2008  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Reports  
**Action:** Soil and Water Investigation Report  
**Action Date:** 6/1/2008  
**Received Issue Date:** 7/11/2008  
**Doc Link:**  
**Title Description Comments:**

Soil and Water investigaiton report - SAR

**Action Type:** Response Requested - Reports  
**Action:** Monitoring Report - Quarterly  
**Action Date:** 4/15/2008  
**Received Issue Date:** 7/11/2008  
**Doc Link:**  
**Title Description Comments:**

Monitoring Report - Quarterly

**Action Type:** Other Regulatory Actions  
**Action:** Staff Letter  
**Action Date:** 2/29/2008  
**Received Issue Date:** 2/29/2008  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Reports  
**Action:** Soil and Water Investigation Report  
**Action Date:** 5/1/2007  
**Received Issue Date:** 2/6/2008  
**Doc Link:**  
**Title Description Comments:**

Site Conceptual Model Report - SAR

**Action Type:** Other Regulatory Actions  
**Action:** Staff Letter  
**Action Date:** 1/23/2007  
**Received Issue Date:** 1/23/2007  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Reports  
**Action:** Soil and Water Investigation Report  
**Action Date:** 9/1/2006  
**Received Issue Date:** 12/26/2006  
**Doc Link:**  
**Title Description Comments:**

Site Conceptual Model Report - SAR

**Action Type:** Other Regulatory Actions  
**Action:** Staff Letter  
**Action Date:** 6/6/2006  
**Received Issue Date:** 6/6/2006  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Response Requested - Other  
**Action:** Other Report / Document  
**Action Date:** 5/15/2006  
**Received Issue Date:** 5/4/2006  
**Doc Link:**  
**Title Description Comments:**

Additional Information Report

**Action Type:** Other Regulatory Actions  
**Action:** Staff Letter  
**Action Date:** 3/8/2006  
**Received Issue Date:** 3/8/2006  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Leak Action  
**Action:** Leak Reported  
**Action Date:** 2/23/2004  
**Received Issue Date:**  
**Doc Link:**  
**Title Description Comments:**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Action Type:</b>		Leak Action				
<b>Action:</b>		Leak Discovery				
<b>Action Date:</b>		1/7/2004				
<b>Received Issue Date:</b>						
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						

**Sites from GeoTracker Search - Site Maps (as of May 25, 2023)**

<b>Submitted:</b>	11/21/2008
<b>Submitted By:</b>	STEVE RIDENOUR (AUTH_RP)
<b>Title:</b>	GEO_MAP
<b>Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/9878005087/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/9878005087/T0603719725.PDF</a>
<b>Submitted:</b>	2/27/2008*
<b>Submitted By:</b>	CELESTE MOOKHERJEE (AUTH_RP)
<b>Title:</b>	GEO_BORE (LE17)
<b>Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4924696207/T0603719725.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4924696207/T0603719725.pdf</a>
<b>Submitted:</b>	2/27/2008*
<b>Submitted By:</b>	CELESTE MOOKHERJEE (AUTH_RP)
<b>Title:</b>	GEO_MAP
<b>Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/1803713738/T0603719725.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/1803713738/T0603719725.pdf</a>
<b>Submitted:</b>	2/27/2008*
<b>Submitted By:</b>	CELESTE MOOKHERJEE (AUTH_RP)
<b>Title:</b>	GEO_BORE (LE19)
<b>Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6466448724/T0603719725.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6466448724/T0603719725.pdf</a>
<b>Submitted:</b>	2/27/2008*
<b>Submitted By:</b>	CELESTE MOOKHERJEE (AUTH_RP)
<b>Title:</b>	GEO_BORE (LE13)
<b>Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9854247152/T0603719725.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9854247152/T0603719725.pdf</a>
<b>Submitted:</b>	2/27/2008*
<b>Submitted By:</b>	CELESTE MOOKHERJEE (AUTH_RP)
<b>Title:</b>	GEO_BORE (LE20)
<b>Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4416152060/T0603719725.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4416152060/T0603719725.pdf</a>
<b>Submitted:</b>	3/8/2007*
<b>Submitted By:</b>	CELESTE MOOKHERJEE (AUTH_RP)
<b>Title:</b>	GEO_BORE (LE1)
<b>Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3708042979/T0603719725.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3708042979/T0603719725.pdf</a>
<b>Submitted:</b>	3/8/2007*
<b>Submitted By:</b>	CELESTE MOOKHERJEE (AUTH_RP)
<b>Title:</b>	GEO_BORE (LE3)
<b>Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6344639420/T0603719725.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6344639420/T0603719725.pdf</a>
<b>Submitted:</b>	3/8/2007*
<b>Submitted By:</b>	CELESTE MOOKHERJEE (AUTH_RP)
<b>Title:</b>	GEO_BORE (LE4)
<b>Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7073704600/T0603719725.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7073704600/T0603719725.pdf</a>
<b>Submitted:</b>	3/8/2007*
<b>Submitted By:</b>	CELESTE MOOKHERJEE (AUTH_RP)
<b>Title:</b>	GEO_BORE (LE5)
<b>Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5362441837/T0603719725.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5362441837/T0603719725.pdf</a>
<b>Submitted:</b>	3/8/2007*
<b>Submitted By:</b>	CELESTE MOOKHERJEE (AUTH_RP)
<b>Title:</b>	GEO_BORE (LE9)
<b>Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1508987247/T0603719725.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1508987247/T0603719725.pdf</a>
<b>Submitted:</b>	3/8/2007*
<b>Submitted By:</b>	CELESTE MOOKHERJEE (AUTH_RP)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Title:</b>					GEO_BORE (LE10)	
<b>Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2362135171/T0603719725.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2362135171/T0603719725.pdf</a>	
<b>Submitted:</b>					3/8/2007*	
<b>Submitted By:</b>					CELESTE MOOKHERJEE (AUTH_RP)	
<b>Title:</b>					GEO_BORE (LE2)	
<b>Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6315290153/T0603719725.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6315290153/T0603719725.pdf</a>	
<b>Submitted:</b>					3/8/2007*	
<b>Submitted By:</b>					CELESTE MOOKHERJEE (AUTH_RP)	
<b>Title:</b>					GEO_BORE (LE7)	
<b>Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7595962345/T0603719725.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7595962345/T0603719725.pdf</a>	
<b>Submitted:</b>					3/8/2007*	
<b>Submitted By:</b>					CELESTE MOOKHERJEE (AUTH_RP)	
<b>Title:</b>					GEO_BORE (LE12)	
<b>Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6580157220/T0603719725.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6580157220/T0603719725.pdf</a>	
<b>Submitted:</b>					3/8/2007*	
<b>Submitted By:</b>					CELESTE MOOKHERJEE (AUTH_RP)	
<b>Title:</b>					GEO_BORE (LE6)	
<b>Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9844314396/T0603719725.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9844314396/T0603719725.pdf</a>	
<b>Submitted:</b>					3/8/2007*	
<b>Submitted By:</b>					CELESTE MOOKHERJEE (AUTH_RP)	
<b>Title:</b>					GEO_BORE (LE11)	
<b>Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9283892571/T0603719725.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9283892571/T0603719725.pdf</a>	
<b>Submitted:</b>					3/8/2007*	
<b>Submitted By:</b>					CELESTE MOOKHERJEE (AUTH_RP)	
<b>Title:</b>					GEO_BORE (LE8)	
<b>Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8547378361/T0603719725.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8547378361/T0603719725.pdf</a>	
<b>Submitted:</b>					3/6/2007*	
<b>Submitted By:</b>					CELESTE MOOKHERJEE (AUTH_RP)	
<b>Title:</b>					GEO_MAP	
<b>Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/3627288639/T0603719725.pdf">https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/3627288639/T0603719725.pdf</a>	

**Sites from GeoTracker Search - Documents (as of May 25, 2023)**

<b>Document Type:</b>	Site Documents	<b>Document Date:</b>	11/9/2011*
<b>Type:</b>	WELL DESTRUCTION REPORT	<b>Submitted:</b>	
<b>Submitted By:</b>	STEVE RIDENOUR (AUTH_RP)		
<b>Title:</b>	WELL ABANDONMENT REPORT		
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1198926568/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1198926568/T0603719725.PDF</a>		
<b>Document Type:</b>	Site Documents	<b>Document Date:</b>	8/29/2011
<b>Type:</b>	CLOSURE/NO FURTHER ACTION LETTER	<b>Submitted:</b>	
<b>Submitted By:</b>	(REGULATOR)		
<b>Title:</b>	CLOSURE/NO FURTHER ACTION LETTER		
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&amp;enforcement_id=6097679">https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&amp;enforcement_id=6097679</a>		
<b>Document Type:</b>	Site Documents	<b>Document Date:</b>	8/26/2011
<b>Type:</b>	CLEAN UP FUND - CASE CLOSURE	<b>Submitted:</b>	
	REVIEW SUMMARY REPORT (RSR)		
<b>Submitted By:</b>	ANDREW COOPER (REGULATOR)		
<b>Title:</b>	2ND FUND 5-YEAR REVIEW SUMMARY-2011		
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&amp;enforcement_id=6393233">https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&amp;enforcement_id=6393233</a>		
<b>Document Type:</b>	Site Documents	<b>Document Date:</b>	4/29/2011
<b>Type:</b>	REQUEST FOR CLOSURE	<b>Submitted:</b>	
<b>Submitted By:</b>	STEVE RIDENOUR (AUTH_RP)		
<b>Title:</b>	SOIL CONFIRMATION SAMPLING REPORT AND REQUEST FOR SITE CLOSURE		
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8250035107/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8250035107/T0603719725.PDF</a>		
<b>Document Type:</b>	Site Documents	<b>Document Date:</b>	1/21/2011
<b>Type:</b>	STAFF LETTER	<b>Submitted:</b>	
<b>Submitted By:</b>	MARIA BAMBICO (REGULATOR)		

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Title:</b>					WORK PLAN APPROVAL	
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&amp;enforcement_id=6076630">https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&amp;enforcement_id=6076630</a>	
<b>Document Type:</b>	Monitoring Reports				<b>Document Date:</b> 1/14/2011	
<b>Type:</b>	MONITORING REPORT - SEMI-ANNUALLY				<b>Submitted:</b>	
<b>Submitted By:</b>	STEVE RIDENOUR (AUTH_RP)					
<b>Title:</b>	SECOND SEMI ANNUAL 2010 GROUNDWATER MONITORING REPORT					
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4721967339/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4721967339/T0603719725.PDF</a>	
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 1/10/2011	
<b>Type:</b>	REMEDIAL PROGRESS REPORT				<b>Submitted:</b>	
<b>Submitted By:</b>	STEVE RIDENOUR (AUTH_RP)					
<b>Title:</b>	THIRD AND FOURTH QUARTER 2010 REMEDIATION PROGRESS AND REBOUND TEST REPORT AND WORK PLAN FOR SOIL CONFIRMATION SAMPLING					
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5843754589/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5843754589/T0603719725.PDF</a>	
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 11/18/2010	
<b>Type:</b>	CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR)				<b>Submitted:</b>	
<b>Submitted By:</b>	(REGULATOR)					
<b>Title:</b>	PRELIMINARY USTCF 5-YEAR REVIEW SUMMARY					
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&amp;enforcement_id=6390178">https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&amp;enforcement_id=6390178</a>	
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 8/24/2010	
<b>Type:</b>	REMEDIAL PROGRESS REPORT				<b>Submitted:</b>	
<b>Submitted By:</b>	STEVE RIDENOUR (AUTH_RP)					
<b>Title:</b>	2Q10					
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2312394142/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2312394142/T0603719725.PDF</a>	
<b>Document Type:</b>	Monitoring Reports				<b>Document Date:</b> 7/21/2010	
<b>Type:</b>	MONITORING REPORT - SEMI-ANNUALLY				<b>Submitted:</b>	
<b>Submitted By:</b>	STEVE RIDENOUR (AUTH_RP)					
<b>Title:</b>	1SA10					
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9351754605/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9351754605/T0603719725.PDF</a>	
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 6/4/2010	
<b>Type:</b>	REMEDIAL PROGRESS REPORT				<b>Submitted:</b>	
<b>Submitted By:</b>	STEVE RIDENOUR (AUTH_RP)					
<b>Title:</b>	FIRST QUARTER 2010 REMEDIATION PROGRESS REPORT					
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1855432093/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1855432093/T0603719725.PDF</a>	
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 2/11/2010	
<b>Type:</b>	REMEDIAL PROGRESS REPORT				<b>Submitted:</b>	
<b>Submitted By:</b>	STEVE RIDENOUR (AUTH_RP)					
<b>Title:</b>	VE SYSTEM INSTALL & 4Q09 REMEDIATION STATUS REPORT					
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2490006804/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2490006804/T0603719725.PDF</a>	
<b>Document Type:</b>	Monitoring Reports				<b>Document Date:</b> 1/14/2010	
<b>Type:</b>	MONITORING REPORT - SEMI-ANNUALLY				<b>Submitted:</b>	
<b>Submitted By:</b>	STEVE RIDENOUR (AUTH_RP)					
<b>Title:</b>	2SA09					
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5505616545/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5505616545/T0603719725.PDF</a>	
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 10/21/2009	
<b>Type:</b>	WELL INSTALLATION REPORT				<b>Submitted:</b>	
<b>Submitted By:</b>	STEVE RIDENOUR (AUTH_RP)					
<b>Title:</b>	VAPOR EXTRACTION WELL AND PIPING INSTALLATION REPORT					
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8595055699/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8595055699/T0603719725.PDF</a>	
<b>Document Type:</b>	Site Documents				<b>Document Date:</b> 10/14/2009	
<b>Type:</b>	CORRESPONDENCE				<b>Submitted:</b>	
<b>Submitted By:</b>	STEVE RIDENOUR (AUTH_RP)					
<b>Title:</b>	REQUEST FOR EXTENSION OF SUBMITTAL DATE FOR FIRST CLEANUP PROGRESS REPORT					
<b>Title Link:</b>					<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3627740323/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3627740323/T0603719725.PDF</a>	
<b>Document Type:</b>	Monitoring Reports				<b>Document Date:</b> 7/8/2009	
<b>Type:</b>	MONITORING REPORT - SEMI-ANNUALLY				<b>Submitted:</b>	
<b>Submitted By:</b>	STEVE RIDENOUR (AUTH_RP)					
<b>Title:</b>	1ST SEMI ANNUAL 2009					



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Title Link:</b>		<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1699698209/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1699698209/T0603719725.PDF</a>				
<b>Document Type:</b>	Site Documents			<b>Document Date:</b>	6/15/2009	
<b>Type:</b>	STAFF LETTER			<b>Submitted:</b>		
<b>Submitted By:</b>	(REGULATOR)					
<b>Title:</b>	STAFF LETTER					
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&amp;enforcement_id=6021606">https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&amp;enforcement_id=6021606</a>					
<b>Document Type:</b>	Monitoring Reports			<b>Document Date:</b>	1/15/2009	
<b>Type:</b>	MONITORING REPORT - QUARTERLY			<b>Submitted:</b>		
<b>Submitted By:</b>	STEVE RIDENOUR (AUTH_RP)					
<b>Title:</b>	4Q08 GWM					
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6860726475/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6860726475/T0603719725.PDF</a>					
<b>Document Type:</b>	Monitoring Reports			<b>Document Date:</b>	9/25/2008	
<b>Type:</b>	MONITORING REPORT - QUARTERLY			<b>Submitted:</b>		
<b>Submitted By:</b>	STEVE RIDENOUR (AUTH_RP)					
<b>Title:</b>	3Q08 GWM					
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9707305014/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9707305014/T0603719725.PDF</a>					
<b>Document Type:</b>	Site Documents			<b>Document Date:</b>	9/22/2008	
<b>Type:</b>	STAFF LETTER			<b>Submitted:</b>		
<b>Submitted By:</b>	(REGULATOR)					
<b>Title:</b>	REQUIRED QMR AND REMEDIAL PROGRESS REPORTS					
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&amp;enforcement_id=5988499">https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&amp;enforcement_id=5988499</a>					
<b>Document Type:</b>	Site Documents			<b>Document Date:</b>	9/16/2008	
<b>Type:</b>	NOTICE TO COMPLY			<b>Submitted:</b>		
<b>Submitted By:</b>	(REGULATOR)					
<b>Title:</b>	NOTICE OF NON-COMPLIANCE					
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&amp;enforcement_id=5988167">https://geotracker.waterboards.ca.gov/view_documents?global_id=T0603719725&amp;enforcement_id=5988167</a>					
<b>Document Type:</b>	Site Documents			<b>Document Date:</b>	7/25/2008	
<b>Type:</b>	CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN			<b>Submitted:</b>		
<b>Submitted By:</b>	STEVE RIDENOUR (AUTH_RP)					
<b>Title:</b>	REMEDIAL ACTION PLAN					
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4736912608/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4736912608/T0603719725.PDF</a>					
<b>Document Type:</b>	Monitoring Reports			<b>Document Date:</b>	7/8/2008	
<b>Type:</b>	MONITORING REPORT - QUARTERLY			<b>Submitted:</b>		
<b>Submitted By:</b>	STEVE RIDENOUR (AUTH_RP)					
<b>Title:</b>	ADD. SITE ASSESSMENT & 2Q08 GWM					
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3854492664/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3854492664/T0603719725.PDF</a>					
<b>Document Type:</b>	Site Documents			<b>Document Date:</b>	2/27/2008	
<b>Type:</b>	REPORTS - OTHER			<b>Submitted:</b>		
<b>Submitted By:</b>	CELESTE MOOKHERJEE (AUTH_RP)					
<b>Title:</b>	ADDITIONAL SITE ASSESSMENT					
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1619692742/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1619692742/T0603719725.PDF</a>					
<b>Document Type:</b>	Site Documents			<b>Document Date:</b>	3/6/2007	
<b>Type:</b>	REPORTS - INVESTIGATION RPT.			<b>Submitted:</b>		
<b>Submitted By:</b>	CELESTE MOOKHERJEE (AUTH_RP)					
<b>Title:</b>	SITE INVESTIGATION REPORT					
<b>Title Link:</b>	<a href="https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6709974527/T0603719725.PDF">https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6709974527/T0603719725.PDF</a>					

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1 of 1

SSW

0.41 /  
2,154.92

63.50 /  
-20

OHMEGA TECH INC  
CULVER CITY CA

PFAS IND

**Status:** Active  
**Fac Indian Cntry Flg:** N  
**Fac Derived Huc:** 18070104  
**Fac Derived Wbd:** 180701040300  
**Fac Derived Cd113:** 37  
**Fac Derived Cb2010:** 060377028013013  
**Fac Informal Count:** 1

**Fac Fips Code:** 06037  
**Compliance Status:** No Violation Identified  
**EPA Programs:** CWA; RCRA  
**Federal Facility:** No  
**Federal Agency:** -  
**Fac Snc Flg:** N  
**AIR Flag:** N

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Last Informal Action:</b>	10/26/2020				<b>NPDES Flag:</b>	Y
<b>Formal Action Count:</b>	0				<b>SDWIS Flag:</b>	N
<b>Last Formal Action:</b>	-				<b>RCRAFlag:</b>	Y
<b>Fac Total Penalties:</b>	0				<b>TRI Flag:</b>	N
<b>Fac Penalty Count:</b>	-				<b>GHG Flag:</b>	N
<b>Date Last Penalty:</b>	-				<b>TRI IDs:</b>	-
<b>Last Penalty Amt:</b>	-				<b>TRI Releases Trnsfrs:</b>	-
<b>Fac Qtrs With Nc:</b>	6				<b>TRI on Site Releases:</b>	-
<b>Programs With Snc:</b>	0				<b>TRI off Site Trnsfrs:</b>	-
<b>Fac Percent Minority:</b>	53.613				<b>TRI Reporter:</b>	-
<b>Fac Pop Den:</b>	9054.88				<b>Fac Imp Water Flg:</b>	Yes
<b>Count:</b>	1				<b>Fac Major Flag:</b>	-
<b>Fac County:</b>	LOS ANGELES				<b>Fac Active Flag:</b>	Yes
<b>State Other :</b>					<b>Fac Inspection Count:</b>	1
<b>Region:</b>	09				<b>Date Last Inspection:</b>	6/16/2021
<b>Latitude:</b>	34.01267				<b>Days Last Inspection:</b>	899
<b>Longitude:</b>	-118.40846					
<b>Fac Derived Tribes:</b>	-					
<b>AIR IDs:</b>	-					
<b>CAA Permit Types:</b>	-					
<b>CAA NAICS:</b>	-					
<b>CAA SICS:</b>	-					
<b>NPDES IDs:</b>	CAP000152 CAZ189823					
<b>CWA Permit Types:</b>	Non-M					
<b>CWA NAICS:</b>	332812					
<b>CWA SICS:</b>	3471 3479					
<b>RCRA IDs:</b>	CAD981397391					
<b>RCRA Permit Types:</b>	SQG					
<b>RCRA NAICS:</b>	335999					
<b>SDWA IDs:</b>	-					
<b>SDWA System Types:</b>	-					
<b>SDWA Compliance Status:</b>	-					
<b>SDWA Snc Flag:</b>	N					
<b>Fac Collection Meth:</b>	ADDRESS MATCHING-HOUSE NUMBER					
<b>EJSCREEN Flag Us:</b>	Y					
<b>EJSCREEN Report:</b>	https://ejscreen.epa.gov/mapper/mobile/EJSCREEN_mobile.aspx?geometry=%7B%22x%22:-118.40846,%22y%22:34.01267,%22spatialReference%22:%7B%22wkid%22:4326%7D%7D&unit=9035&areatype=&areaid=&basemap=streets&distance=1					
<b>ECHO Facility Report:</b>	https://echo.epa.gov/detailed-facility-report?fid=110002693504					
<b>Industry:</b>	Electronics Industry					
<b>Industry:</b>	Metal Coating					

**107**      1 of 6      **SSW**      **0.42 / 2,225.82**      **63.98 / -20**      **MICA CORP THE**      **CERCLIS**  
**4031 ELENDA ST**  
**CULVER CITY CA 90230**

<b>Site ID:</b>	0902289	<b>RNPL Status Code:</b>	N
<b>Site EPA ID:</b>	CAD981371289	<b>NPL Status:</b>	Not on the NPL
<b>Site Street Address 2:</b>		<b>RFED Facility Code:</b>	N
<b>Site County Name:</b>	LOS ANGELES	<b>RFED Facility Desc:</b>	Not a Federal Facility
<b>Site FIPS Code:</b>	06037	<b>USGS Hydro Unit No.:</b>	18070104
<b>Region Code:</b>	09	<b>Site Cong. Dist. Code:</b>	27
<b>Site SMSA No.:</b>	4480	<b>ROT Desc:</b>	Unknown
<b>Site Prim. Latitude:</b>	34D01M24S	<b>FR NPL Update No.:</b>	
<b>Site Prim. Longitude:</b>	118D24M54S	<b>RFRA Code:</b>	
<b>Lat Long Source:</b>			
<b>RNON NPL Status Desc:</b>	NFRAP-Site does not qualify for the NPL based on existing information		

**CERCLIS Assess History**

<b>OU ID:</b>	00	<b>RALT Short Name:</b>	State (Fund)
<b>Act Code ID:</b>	001	<b>Act Start Date:</b>	12/1/1985 00:00:00
<b>RAT Code:</b>	PA	<b>Act Complete Date:</b>	6/1/1986 00:00:00
<b>RAT Short Name:</b>	PA	<b>AGT Order No.:</b>	130
<b>RAT Name:</b>	PRELIMINARY ASSESSMENT	<b>SH OU:</b>	

**RAT Hist. Only Flag:**  
**RAT NSI Indicator:** B  
**RAT Level:** 1  
**RAT DEF OU:** 00  
**RFBS Code:** P  
**SPA Code:** 13  
**RAT Def:** Collection of diverse existing information about the source and nature of the site hazard. It is EPA policy to complete the preliminary assessment within one year of site discovery.  
**Site Desc:**  
**Site Alias:**

**CERCLIS Assess History**

**OU ID:** 00  
**Act Code ID:** 001  
**RAT Code:** VS  
**RAT Short Name:** ARCH SITE  
**RAT Name:** ARCHIVE SITE  
**RAT Hist. Only Flag:**  
**RAT NSI Indicator:** B  
**RAT Level:** 1  
**RAT DEF OU:** 00  
**RFBS Code:**  
**SPA Code:** 13  
**RAT Def:** The decision is made that no further activity is planned at the site.  
**Site Desc:**  
**Site Alias:**

**RALT Short Name:** EPA In-House  
**Act Start Date:**  
**Act Complete Date:** 6/1/1986 00:00:00  
**AGT Order No.:** 1500  
**SH OU:**  
**SH Code:**  
**SH Seq:**  
**SH Start Date:**  
**SH Complete Date:**  
**SH Lead:**

**CERCLIS Assess History**

**OU ID:** 00  
**Act Code ID:**  
**RAT Code:**  
**RAT Short Name:**  
**RAT Name:**  
**RAT Hist. Only Flag:**  
**RAT NSI Indicator:**  
**RAT Level:**  
**RAT DEF OU:**  
**RFBS Code:**  
**SPA Code:**  
**RAT Def:**  
**Site Desc:** No description available  
**Site Alias:** OHMEGA TECHNOLOGIES INC,,,CA,;

**RALT Short Name:**  
**Act Start Date:**  
**Act Complete Date:**  
**AGT Order No.:** 0  
**SH OU:**  
**SH Code:**  
**SH Seq:**  
**SH Start Date:**  
**SH Complete Date:**  
**SH Lead:**

**CERCLIS Assess History**

**OU ID:** 00  
**Act Code ID:** 001  
**RAT Code:** DS  
**RAT Short Name:** DISCVRY  
**RAT Name:** DISCOVERY  
**RAT Hist. Only Flag:**  
**RAT NSI Indicator:** B  
**RAT Level:** 1  
**RAT DEF OU:** 00  
**RFBS Code:**  
**SPA Code:** 13  
**RAT Def:** The process by which a potential hazardous waste site is brought to the attention of the EPA. The process can occur through the use of several mechanisms such as a phone call or referral by another government agency.  
**Site Desc:**  
**Site Alias:**

**RALT Short Name:** State (Fund)  
**Act Start Date:**  
**Act Complete Date:** 2/1/1986 00:00:00  
**AGT Order No.:** 10  
**SH OU:**  
**SH Code:**  
**SH Seq:**  
**SH Start Date:**  
**SH Complete Date:**  
**SH Lead:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">107</a>	2 of 6	SSW	0.42 / 2,225.82	63.98 / -20	MICA CORP THE 4031 ELENDA ST CULVER CITY CA 90230	CERCLIS NFRAP

**Site ID:** 902289 **Site FIPS Code:** 6037  
**Site EPA ID:** CAD981371289 **Region Code:** 9  
**Site Parent ID:** **Site Cong. Dist. Code:** 27  
**Site County Name:** LOS ANGELES **Federal Facility:**  
**Parent Site Name:**

**CERCLIS-NFRAP Assess History**

**OU ID:** 0 **Act Start Date:**  
**Act Code ID:** 1 **Act Complete Date:** 6/1/1986  
**RAT Code:** VS **AGT Order No.:** 1500  
**RAT Short Name:** ARCH SITE **SH OU:**  
**RAT Name:** ARCHIVE SITE **SH Code:**  
**RAT Hist. Only Flag:** **SH Seq:**  
**RAT NSI Indicator:** B **SH Start Date:**  
**RAT Level:** 1 **SH Complete Date:**  
**RAT DEF OU:** 00 **SH Lead:**  
**RFBS Code:** **SH Qual:**  
**SPA Code:** 13 **RAQ Act. Qual Short:**  
**RALT Short Name:** EPA In-House **RNPL Status Code:** N  
**RAT Def:** The decision is made that no further activity is planned at the site.  
**RNON NPL Status Desc:** NFRAP-Site does not qualify for the NPL based on existing information

**CERCLIS-NFRAP Assess History**

**OU ID:** 0 **Act Start Date:**  
**Act Code ID:** 1 **Act Complete Date:** 2/1/1986  
**RAT Code:** DS **AGT Order No.:** 10  
**RAT Short Name:** DISCVRY **SH OU:**  
**RAT Name:** DISCOVERY **SH Code:**  
**RAT Hist. Only Flag:** **SH Seq:**  
**RAT NSI Indicator:** B **SH Start Date:**  
**RAT Level:** 1 **SH Complete Date:**  
**RAT DEF OU:** 00 **SH Lead:**  
**RFBS Code:** **SH Qual:**  
**SPA Code:** 13 **RAQ Act. Qual Short:**  
**RALT Short Name:** State (Fund) **RNPL Status Code:** N  
**RAT Def:** The process by which a potential hazardous waste site is brought to the attention of the EPA. The process can occur through the use of several mechanisms such as a phone call or referral by another government agency.  
**RNON NPL Status Desc:** NFRAP-Site does not qualify for the NPL based on existing information

**CERCLIS-NFRAP Assess History**

**OU ID:** 0 **Act Start Date:** 12/1/1985  
**Act Code ID:** 1 **Act Complete Date:** 6/1/1986  
**RAT Code:** PA **AGT Order No.:** 130  
**RAT Short Name:** PA **SH OU:**  
**RAT Name:** PRELIMINARY ASSESSMENT **SH Code:**  
**RAT Hist. Only Flag:** **SH Seq:**  
**RAT NSI Indicator:** B **SH Start Date:**  
**RAT Level:** 1 **SH Complete Date:**  
**RAT DEF OU:** 00 **SH Lead:**  
**RFBS Code:** P **SH Qual:**  
**SPA Code:** 13 **RAQ Act. Qual Short:** NFRAP  
**RALT Short Name:** State (Fund) **RNPL Status Code:** N  
**RAT Def:** Collection of diverse existing information about the source and nature of the site hazard. It is EPA policy to complete the preliminary assessment within one year of site discovery.  
**RNON NPL Status Desc:** NFRAP-Site does not qualify for the NPL based on existing information

<a href="#">107</a>	3 of 6	SSW	0.42 / 2,225.82	63.98 / -20	OHMEGA TECHNOLOGIES, INC. 4031 ELENDA STREET	ENVIROSTOR
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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CULVER CITY CA 90232

<b>Estor/EPA ID:</b>	71002813	<b>Assembly District:</b>	55
<b>Site Code:</b>		<b>Senate District:</b>	28
<b>Nat Priority List:</b>	NO	<b>Permit Renewal Lead:</b>	
<b>APN:</b>	NONE SPECIFIED	<b>Public Partici Spclst:</b>	
<b>Census Tract:</b>	6037702801	<b>Project Manager:</b>	
<b>Site Type:</b>	TIERED PERMIT	<b>County:</b>	LOS ANGELES
<b>Address Description:</b>	4031 ELENDA STREET	<b>Latitude:</b>	34.012528
<b>Office:</b>	CLEANUP CHATSWORTH	<b>Longitude:</b>	-118.408707
<b>Special Program:</b>		<b>Acres:</b>	NONE SPECIFIED
<b>Funding:</b>		<b>Supervisor:</b>	
<b>Cleanup Status:</b>	REFER: OTHER AGENCY AS OF		
<b>Cleanup Oversight Agencies:</b>	NONE SPECIFIED		
<b>School District:</b>			
<b>Past Use that Caused Contam:</b>	NONE SPECIFIED		
<b>Potential Media Affected:</b>	NONE SPECIFIED		
<b>Potential Contamin of Concern:</b>			

NONE SPECIFIED

**Site History:**

<b>Status:</b>	REFER: OTHER AGENCY
<b>Program Type:</b>	TIERED PERMIT
<b>CalEnviroScreen Score:</b>	60-65%
<b>Summary Link:</b>	<a href="https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=71002813">https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=71002813</a>

<a href="#">107</a>	4 of 6	SSW	0.42 / 2,225.82	63.98 / -20	MICA CORPORATION, THE 4031 ELENDA STREET CULVER CITY CA 90230	ENVIROSTOR
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<b>Estor/EPA ID:</b>	19300124	<b>Assembly District:</b>	55
<b>Site Code:</b>		<b>Senate District:</b>	28
<b>Nat Priority List:</b>	NO	<b>Permit Renewal Lead:</b>	
<b>APN:</b>	4208024017	<b>Public Partici Spclst:</b>	
<b>Census Tract:</b>	6037702801	<b>Project Manager:</b>	
<b>Site Type:</b>	* HISTORICAL	<b>County:</b>	LOS ANGELES
<b>Address Description:</b>	4031 ELENDA STREET	<b>Latitude:</b>	34.0125284007514
<b>Office:</b>	CLEANUP CHATSWORTH	<b>Longitude:</b>	-118.408706846477
<b>Special Program:</b>	* SITE CHAR & ASSESS GRANT (CERCLA 104)	<b>Acres:</b>	NONE SPECIFIED
<b>Funding:</b>		<b>Supervisor:</b>	
<b>Cleanup Status:</b>	REFER: OTHER AGENCY AS OF 8/31/1995		
<b>Cleanup Oversight Agencies:</b>	NONE SPECIFIED		
<b>School District:</b>			
<b>Past Use that Caused Contam:</b>	NONE SPECIFIED		
<b>Potential Media Affected:</b>	NONE SPECIFIED		
<b>Potential Contamin of Concern:</b>			

POLYMERIC RESIN WASTE  
UNSPECIFIED ACID SOLUTION  
UNSPECIFIED ORGANIC LIQUID MIXTURE  
UNSPECIFIED SOLVENT MIXTURES

**Site History:**

<b>Status:</b>	REFER: OTHER AGENCY
<b>Program Type:</b>	HISTORICAL
<b>CalEnviroScreen Score:</b>	60-65%
<b>Summary Link:</b>	<a href="https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19300124">https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19300124</a>

**Completed Activities**

**Title:** Discovery

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Title Link:**  
**Area Name:**  
**Area Link:**  
**Sub Area:**  
**Sub Area Link:**  
**Document Type:** \* Discovery  
**Date Completed:** 1/26/1983  
**Comments:** FACILITY IDENTIFIED LA CHAM OF COMM BUS DIR 1971 PLASTIC LAMINATION

<a href="#">107</a>	5 of 6	SSW	0.42 / 2,225.82	63.98 / -20	MICA CORP THE 4031 ELENDA ST CULVER CITY CA 90230	SEMS ARCHIVE
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<b>Site ID:</b>	0902289	<b>FIPS Code:</b>	06037
<b>EPA ID:</b>	CAD981371289	<b>Cong District:</b>	27
<b>Superfund Alte Agr:</b>	No	<b>Region:</b>	09
<b>Federal Facility:</b>	No	<b>County:</b>	LOS ANGELES
<b>FF Docket:</b>	No		
<b>NPL:</b>	Not on the NPL		
<b>Non NPL Status:</b>	NFRAP-Site does not qualify for the NPL based on existing information		

**Action Information**

<b>Operable Units:</b>	00	<b>Qual:</b>	
<b>Action Code:</b>	DS	<b>SEQ:</b>	1
<b>Action Name:</b>	DISCVRY	<b>FF:</b>	N
<b>Start Actual:</b>	02/01/1986	<b>FF Docket:</b>	N
<b>Finish Actual:</b>	02/01/1986	<b>Region:</b>	09
<b>Curr Action Lead:</b>	St Perf		

<b>Operable Units:</b>	00	<b>Qual:</b>	
<b>Action Code:</b>	VS	<b>SEQ:</b>	1
<b>Action Name:</b>	ARCH SITE	<b>FF:</b>	N
<b>Start Actual:</b>		<b>FF Docket:</b>	N
<b>Finish Actual:</b>	06/01/1986	<b>Region:</b>	09
<b>Curr Action Lead:</b>	EPA Perf In-Hse		

<b>Operable Units:</b>	00	<b>Qual:</b>	N
<b>Action Code:</b>	PA	<b>SEQ:</b>	1
<b>Action Name:</b>	PA	<b>FF:</b>	N
<b>Start Actual:</b>	12/01/1985	<b>FF Docket:</b>	N
<b>Finish Actual:</b>	06/01/1986	<b>Region:</b>	09
<b>Curr Action Lead:</b>	St Perf		

<a href="#">107</a>	6 of 6	SSW	0.42 / 2,225.82	63.98 / -20	MICA CORPORATION, THE 4031 ELENDA STREET CULVER CITY CA 90230	CALSITES
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<b>ID No:</b>	19300124	<b>Assembly:</b>	
<b>Status Date:</b>	08/31/1995	<b>Senate:</b>	
<b>NPL:</b>		<b>Region:</b>	3
<b>Tier:</b>		<b>Region Name:</b>	BURBANK
<b>Fund:</b>		<b>County Co:</b>	19
<b>Access :</b>		<b>Facility County:</b>	LOS ANGELES
<b>Access Code:</b>	NOT REPORTED	<b>Lat Deg:</b>	0
<b>Cortese:</b>		<b>Lat Min:</b>	0
<b>Hrscore:</b>		<b>Lat Sec:</b>	0
<b>Hrsdate:</b>		<b>Lat Dir:</b>	
<b>Groundwater Contam:</b>		<b>Long Deg:</b>	0
<b>GW Code:</b>	NOT REPORTED	<b>Long Min:</b>	0
<b>No Sources:</b>	0	<b>Long Sec:</b>	0
<b>RWQCB Name:</b>	LOS ANGELES	<b>Long Dir:</b>	
<b>Branch Name:</b>	SOUTHERN CA. - A	<b>LImethod:</b>	
<b>Staff:</b>		<b>LIdesc:</b>	
<b>Senior:</b>			
<b>Status Name:</b>	PROPERTY/SITE REFERRED TO ANOTHER AGENCY		



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Type Name:** N/A  
**Lead Name:** N/A  
**SIC Name:** MANU - RUBBER & MISC PLASTICS PRODUCTS  
**Filename:**  
**Comments:**

INSPECTION(LOCAL) PUB WK. GENERATOR INSP. NO PRE-TREATMENT NECESSARY INSPECTION(LOCAL) PUB WK. GENERATOR INSP. HLTH HZD CONCERN NACLO2 & HCL. INSPECTION(LOCAL) PUB WK. SEWER INSP. DISCH W/O A PERMIT ENFORCEMENT ACTION APPLI 10/30/74. INSPECTION(LOCAL) PUB WK. SEWER INSP.FAULTY PH METER ENFORCEMENT ACTION NOV REPAIR FAC PHMETER; COMPLI REC 8/13/ 81. INSPECTION(LOCAL) PUB WK. SEWER INSP. LOW PH RECORDED VIOLATION CORRECTED\*CORRECT LOW PH;COMPLI REC 2/15/83. FACILITY IDENTIFIED LA CHAM OF COMM BUS DIR 1971 PLASTIC LAMINATION NEW LOCATION: 10900 WASHINGTON/CULVR CTY QUESTIONNAIRE SENT QUESTIONNAIRE RECEIVED YRS OPERATION AT ELENDA: 1957-PRESENT OTHER LOC: 8530 NATIONAL BL(1968-PRESNT) 3583 HAYDEN AVE,(965-PRESENT). NO INACTIVE IND'L WASTE DISPOSAL SITE FACILITY DRIVE-BY SITE APPEARS TO BE OFFICES & MFG. STAINS ON LOADING PLATFORM & RUN-OFF ON SIDEWLK & GUTTER. DRUMS ON PLATFORM-NO OOZING. POTTED PLANT NEAR DRUMS APPEARS STRESSED INSPECTION(LOCAL) PUB WK. SEWER INSP. EXCESSIVE GREASE/OIL /SOLIDS IN INGERCEPTOR ENFORCEMENT ACTION NOV. CLEAN EXCESSIVE SOLIDS IN INTERCPTR COMPLI RECORDED ON 10/5/84. ENFORCEMENT ACTION NOV CEASED DISCH W/O PERMIT; PERMIT ENFORCEMENT ACTION NOV CORRECT COPPER DISCH; NO F-U. INSPECTION(LOCAL) PUB WK. GENERATOR INSP. EFFLUENT HIGH IN COPPER INSPECTION(LOCAL) PUB WK. GENERATOR INSP. EFFLUENT VIO FACILITY DRIVE-BY ASAP. PHOTO TAKEN SOURCE ACT: PROD GLASS REINFORCED RESIN SHEETS & COPPER CLAD LAMINATORS,PHOTO FABRICATE MULTI-LAYERED LAMINATES.(OHEMA CIRCUIT BOARD ETCHING. U/G CLARIFIER BBL WASTE:SPENT ETCHING SOLN-CO,CR; RINSEWATR SUBMIT TO EPA Active generator--refer to County.

**Background:**

<a href="#">108</a>	1 of 1	WNW	0.45 / 2,391.66	87.81 / 4	THOMAS JAMES CAPITAL 10768 WESTMINSTER AVENUE LOS ANGELES CA 90034	RCRA TSD
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**EPA Handler ID:** CAC003010957  
**Gen Status Universe:** No Report  
**Contact Name:** TAYLOR CARLSON  
**Contact Address:** 26940 ALISO VIEJO PARKWAY , SUITE 100 , ALISO VIEJO , CA, 92656 ,  
**Contact Phone No and Ext:** 949-463-7883  
**Contact Email:** TAYLOR@THOMASJAMESCAPITAL.COM  
**Contact Country:**  
**Land Type:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Receive Date:** 20190418  
**Location Latitude:** 34.022901  
**Location Longitude:** -118.412951

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Oct 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Smelting, Melting and Refining:** No  
**Underground Injection Control:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20190418  
**Handler Name:** THOMAS JAMES CAPITAL  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified  
**Source Type:** Implementer  
**TSD Activity:** Y

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 26940 ALISO VIEJO PARKWAY
<b>Name:</b> TAYLOR CARLSON	<b>Street 2:</b> SUITE 100
<b>Date Became Current:</b>	<b>City:</b> ALISO VIEJO
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 949-463-7883	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 92656

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 26940 ALISO VIEJO PARKWAY
<b>Name:</b> TAYLOR CARLSON	<b>Street 2:</b> SUITE 100
<b>Date Became Current:</b>	<b>City:</b> ALISO VIEJO
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 949-463-7883	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 92656

<a href="#">109</a>	1 of 1	NNW	0.74 / 3,883.78	131.78 / 48	LE LYCEE FRANCAIS 10309 NATIONAL BLVD. LOS ANGELES CA 90034	ENVIROSTOR
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<b>Estor/EPA ID:</b> 19650032	<b>Assembly District:</b> 55
<b>Site Code:</b>	<b>Senate District:</b> 28
<b>Nat Priority List:</b> NO	<b>Permit Renewal Lead:</b>
<b>APN:</b> NONE SPECIFIED	<b>Public Partici Spclst:</b>
<b>Census Tract:</b> 6037269907	<b>Project Manager:</b>
<b>Site Type:</b> EVALUATION	<b>County:</b> LOS ANGELES
<b>Address Description:</b> 10309 NATIONAL BLVD.	<b>Latitude:</b> 34.0294701595298
<b>Office:</b> CLEANUP CYPRESS	<b>Longitude:</b> -118.409187744111
<b>Special Program:</b>	<b>Acres:</b> NONE SPECIFIED
<b>Funding:</b> NOT APPLICABLE	<b>Supervisor:</b>
<b>Cleanup Status:</b> REFER: 1248 LOCAL AGENCY AS OF 1/7/2005	
<b>Cleanup Oversight Agencies:</b> NONE SPECIFIED	
<b>School District:</b>	
<b>Past Use that Caused Contam:</b> NONE SPECIFIED	
<b>Potential Media Affected:</b> NONE SPECIFIED	
<b>Potential Contamin of Concern:</b>	

NONE SPECIFIED

**Site History:**

**Status:** REFER: 1248 LOCAL AGENCY  
**Program Type:** EVALUATION  
**CalEnviroScreen Score:** 45-50%  
**Summary Link:** [https://www.envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=19650032](https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19650032)

<a href="#">110</a>	1 of 2	NNW	0.74 / 3,918.56	139.31 / 56	LE LYCEE FRANCAIS DE LOS ANGELES 10309 WEST NATIONAL BOULEVARD LOS ANGELES CA 90034	SCH
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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<b>Estor/EPA ID:</b>	60000079				<b>Acres:</b>	.8 ACRES
<b>Nat Priority List:</b>	NO				<b>Supervisor:</b>	JAVIER HINOJOSA
<b>Census Tract:</b>	6037269907				<b>County:</b>	LOS ANGELES
<b>Permit Renewal Lead:</b>					<b>Latitude:</b>	34.0294701595298
<b>Project Manager:</b>					<b>Longitude:</b>	-118.409187744111
<b>Site Code:</b>	304481					
<b>Cleanup Status:</b>	INACTIVE - NEEDS EVALUATION AS OF 10/27/2004					
<b>Cleanup Oversight Agencies:</b>	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY					
<b>Assembly District:</b>	55					
<b>Senate District:</b>	28					
<b>School District:</b>	PICA & SULLIVAN ARCHITECTS, LTD SCHOOL DISTRICT					
<b>Office:</b>	SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH					
<b>Public Participatn Spclst:</b>						
<b>Special Program:</b>						
<b>Funding:</b>	SCHOOL DISTRICT					
<b>Site Type:</b>	SCHOOL					
<b>APN:</b>	NONE SPECIFIED					
<b>Past Use that Caused Contam:</b>	VEHICLE MAINTENANCE					
<b>Potential Media Affected:</b>	NONE SPECIFIED					
<b>Potential Contamin of Concern:</b>	NONE SPECIFIED					

NONE SPECIFIED

**SITE HISTORY:**

Historically (1927-45) the site was used for petroleum distribution (pumphouse, gasoline loading dock, oil storage, distribution plant). In 1945 the site was in part a material storage area (lacquer, fiberboard, fiberboard storage) processing, and other building material.

<b>Status:</b>	INACTIVE - NEEDS EVALUATION
<b>Program Type:</b>	SCHOOL EVALUATION
<b>CalEnviroScreen Score:</b>	45-50%
<b>Summary Link:</b>	<a href="https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60000079">https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60000079</a>

**Completed Activities**

<b>Title:</b>	Phase 1
<b>Title Link:</b>	
<b>Area Name:</b>	
<b>Area Link:</b>	
<b>Sub Area:</b>	
<b>Sub Area Link:</b>	
<b>Document Type:</b>	Phase 1
<b>Date Completed:</b>	10/27/2004
<b>Comments:</b>	The project was dropped in November 2005.

<a href="#">110</a>	2 of 2	<b>NNW</b>	<b>0.74 / 3,918.56</b>	<b>139.31 / 56</b>	<b>LE LYCEE FRANCAIS DE LOS ANGELES</b> <b>10309 WEST NATIONAL BOULEVARD</b> <b>LOS ANGELES CA 90034</b>	<b>ENVIROSTOR</b>
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<b>Estor/EPA ID:</b>	60000079	<b>Assembly District:</b>	55
<b>Site Code:</b>	304481	<b>Senate District:</b>	28
<b>Nat Priority List:</b>	NO	<b>Permit Renewal Lead:</b>	
<b>APN:</b>	NONE SPECIFIED	<b>Public Partici Spclst:</b>	
<b>Census Tract:</b>	6037269907	<b>Project Manager:</b>	
<b>Site Type:</b>	SCHOOL	<b>County:</b>	LOS ANGELES
<b>Address Description:</b>	10309 WEST NATIONAL BOULEVARD	<b>Latitude:</b>	34.0294701595298
<b>Office:</b>	SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH	<b>Longitude:</b>	-118.409187744111
<b>Special Program:</b>		<b>Acres:</b>	.8 ACRES
<b>Funding:</b>	SCHOOL DISTRICT	<b>Supervisor:</b>	JAVIER HINOJOSA
<b>Cleanup Status:</b>	INACTIVE - NEEDS EVALUATION AS OF 10/27/2004		
<b>Cleanup Oversight Agencies:</b>	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY		
<b>School District:</b>	PICA & SULLIVAN ARCHITECTS, LTD SCHOOL DISTRICT		
<b>Past Use that Caused Contam:</b>	VEHICLE MAINTENANCE		

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Potential Media Affected:** NONE SPECIFIED  
**Potential Contamin of Concern:**

NONE SPECIFIED

**Site History:**

Historically (1927-45) the site was used for petroleum distribution (pumphouse, gasoline loading dock, oil storage, distribution plant). In 1945 the site was in part a material storage area (lacquer, fiberboard, fiberboard storage) processing, and other building material.

**Status:** INACTIVE - NEEDS EVALUATION  
**Program Type:** SCHOOL EVALUATION  
**CalEnviroScreen Score:** 45-50%  
**Summary Link:** [https://www.envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=60000079](https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60000079)

**Completed Activities**

**Title:** Phase 1  
**Title Link:**  
**Area Name:**  
**Area Link:**  
**Sub Area:**  
**Sub Area Link:**  
**Document Type:** Phase 1  
**Date Completed:** 10/27/2004  
**Comments:** The project was dropped in November 2005.

# Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
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No unplottable records were found that may be relevant for the search criteria.

# Unplottable Report

No unplottable records were found that may be relevant for the search criteria.



## Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

### **Standard Environmental Record Sources**

#### **Federal**

##### **National Priority List:**

NPL

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

**Government Publication Date: Oct 26, 2023**

##### **National Priority List - Proposed:**

PROPOSED NPL

Sites proposed by the United States Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

**Government Publication Date: Oct 26, 2023**

##### **Deleted NPL:**

DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. 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. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

**Government Publication Date: Oct 26, 2023**

##### **SEMS List 8R Active Site Inventory:**

SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the SEMS GIS/REST file layer obtained from EPA's Facility Registry Service.

**Government Publication Date: Sep 19, 2023**

**SEMS List 8R Archive Sites:**

[SEMS ARCHIVE](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

**Government Publication Date: Sep 19, 2023**

**Inventory of Open Dumps, June 1985:**

[ODI](#)

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

**Government Publication Date: Jun 1985**

**Comprehensive Environmental Response, Compensation and Liability Information System -**

[CERCLIS](#)

**CERCLIS:**

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

**Government Publication Date: Oct 25, 2013**

**EPA Report on the Status of Open Dumps on Indian Lands:**

[IODI](#)

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

**Government Publication Date: Dec 31, 1998**

**CERCLIS - No Further Remedial Action Planned:**

[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**Government Publication Date: Oct 25, 2013**

**CERCLIS Liens:**

[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

**Government Publication Date: Jan 30, 2014**

**RCRA CORRACTS-Corrective Action:**

[RCRA CORRACTS](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

**Government Publication Date: Oct 2, 2023**

**RCRA non-CORRACTS TSD Facilities:**

[RCRA TSD](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. This database includes Non-Corrective Action sites that have indicated engagement in the treatment, storage, or disposal of hazardous waste which requires a RCRA hazardous waste permit.

**Government Publication Date: Oct 2, 2023**

**RCRA Generator List:**

[RCRA LQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

**Government Publication Date: Oct 2, 2023**

**RCRA Small Quantity Generators List:**

[RCRA SQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

**Government Publication Date: Oct 2, 2023**

**RCRA Very Small Quantity Generators List:**

[RCRA VSQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

**Government Publication Date: Oct 2, 2023**

**RCRA Non-Generators:**

[RCRA NON GEN](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

**Government Publication Date: Oct 2, 2023**

**RCRA Sites with Controls:**

[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

**Government Publication Date: Oct 2, 2023**

**Federal Engineering Controls-ECs:**

[FED ENG](#)

This list of Engineering controls (ECs) is provided by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

**Government Publication Date: Dec 26, 2023**

**Federal Institutional Controls- ICs:**

[FED INST](#)

This list of Institutional controls (ICs) is provided by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

**Government Publication Date: Dec 26, 2023**

**Land Use Control Information System:**

LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

**Government Publication Date: Sep 1, 2006**

**Institutional Control Boundaries at NPL sites:**

NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

**Government Publication Date: Oct 26, 2023**

**Emergency Response Notification System:**

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1982-1986**

**Emergency Response Notification System:**

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1987-1989**

**Emergency Response Notification System:**

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

**Government Publication Date: Aug 12, 2023**

**The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:**

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

**Government Publication Date: Mar 13, 2023**

**FEMA Underground Storage Tank Listing:**

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

**Government Publication Date: Dec 31, 2017**

**Facility Response Plan:**

FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

**Government Publication Date: May 2, 2023**

**Delisted Facility Response Plans:**

DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

**Government Publication Date: May 2, 2023**

**Historical Gas Stations:**

[HIST GAS STATIONS](#)

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

**Government Publication Date: Jul 1, 1930**

**Petroleum Refineries:**

[REFN](#)

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

**Government Publication Date: Sep 20, 2023**

**Petroleum Product and Crude Oil Rail Terminals:**

[BULK TERMINAL](#)

A list of petroleum product and crude oil rail terminals from the U.S. Energy Information Administration (EIA), as well as petroleum terminals sourced from the Federal Communications Commission Data hosted by the Homeland Infrastructure Foundation-Level Database. Data includes operable bulk petroleum product terminals with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil with activity between 2017 and 2018. EIA petroleum product terminal data comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings.

**Government Publication Date: Sep 22, 2023**

**LIEN on Property:**

[SEMS LIEN](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

**Government Publication Date: Sep 19, 2023**

**Superfund Decision Documents:**

[SUPERFUND ROD](#)

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

**Government Publication Date: Dec 26, 2023**

**Formerly Utilized Sites Remedial Action Program:**

[DOE FUSRAP](#)

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

**Government Publication Date: Mar 4, 2017**

**State**

**State Response Sites:**

[RESPONSE](#)

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

**Government Publication Date: Oct 23, 2023**

**EnviroStor Database:**

[ENVIROSTOR](#)

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

**Government Publication Date: Oct 23, 2023**

**Delisted State Response Sites:**

[DELISTED ENV5](#)

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

**Government Publication Date: Oct 23, 2023**

**Solid Waste Information System (SWIS):**

[SWF/LF](#)

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

**Government Publication Date: Aug 10, 2023**

**Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels:**

[SWRCB SWF](#)

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

**Government Publication Date: Sep 20, 2006**

**Waste Management Unit Database:**

[WMUD](#)

The Waste Management Unit Database System tracks and inventories waste management units. CCR Title 27 contains criteria stating that Waste Management Units are classified according to their ability to contain wastes. Containment shall be determined by geology, hydrology, topography, climatology, and other factors relating to the ability of the Unit to protect water quality. Water Code Section 13273.1 requires that operators submit a water quality solid waste assessment test (SWAT) report to address leak status. The WMUDS was last updated by the State Water Resources control board in 2000.

**Government Publication Date: Jan 1, 2000**

**EnviroStor Hazardous Waste Facilities:**

[HWP](#)

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

**Government Publication Date: Oct 23, 2023**

**Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report:**

[SWAT](#)

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

**Government Publication Date: Dec 31, 1995**

**Construction and Demolition Debris Recyclers:**

[C&D DEBRIS RECY](#)

This listing of Construction and Demolition Debris Recyclers is maintained by the California Intergrated Waste Management Board-common C&D materials include lumber, drywall, metals, masonry (brick, concrete, etc.), carpet, plastic, pipe, rocks, dirt, paper, cardboard, or green waste related to land development.

**Government Publication Date: Jun 20, 2018**

**Recycling Centers:**

[RECYCLING](#)

This list of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

**Government Publication Date: Jan 17, 2024**

**Listing of Certified Processors:**

[PROCESSORS](#)

This list of Certified Processors that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

**Government Publication Date: Jan 17, 2024**

**Listing of Certified Dropoff, Collection, and Community Service Programs:**

[CONTAINER RECY](#)

This list of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

**Government Publication Date: Jan 22, 2024**

**Land Disposal Sites:**

[LDS](#)

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

**Government Publication Date: Jul 13, 2023**



**Leaking Underground Fuel Tank Reports:**

LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

**Government Publication Date: Jul 13, 2023**

**Delisted Leaking Storage Tanks:**

DELISTED LST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

**Government Publication Date: Dec 22, 2023**

**Permitted Underground Storage Tank (UST) in GeoTracker:**

UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

**Government Publication Date: Nov 22, 2023**

**Proposed Closure of Underground Storage Tank Cases:**

UST CLOSURE

This listing includes Proposed Closure of Underground Storage Tank (UST) Cases which are being considered for closure by either the State Water Resources Control Board at a Future Board Meeting or the Executive Director that have been posted for a 60-day public comment period, and Closure of UST Cases with Closure Denials and Approved Orders. The lists are provided by the California Water Boards.

**Government Publication Date: Dec 22, 2023**

**Historical Hazardous Substance Storage Information Database:**

HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

**Government Publication Date: Aug 27, 2015**

**Statewide Environmental Evaluation and Planning System:**

UST SWEEPS

The Statewide Environmental Evaluation and Planning System (SWEEPS) is a historical listing of active and inactive underground storage tanks made available by the California State Water Resources Control Board (SWRCB).

**Government Publication Date: Oct 1, 1994**

**Aboveground Storage Tanks:**

AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

**Government Publication Date: Aug 31, 2009**

**SWRCB Historical Aboveground Storage Tanks:**

AST SWRCB

A list of aboveground storage tanks made available by the California State Water Resources Control Board (SWRCB). Effective January 1, 2008, the Certified Unified Program Agencies (CUPAs) are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA).

**Government Publication Date: Dec 1, 2007**

**Oil and Gas Facility Tanks:**

TANK OIL GAS

Locations of oil and gas tanks that fall under the jurisdiction of the Geologic Energy Management Division of the California Department of Conservation (CalGEM) (CCR 1760). CalGEM was formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR).

**Government Publication Date: Jan 24, 2024**

**Delisted Storage Tanks:**

DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

**Government Publication Date: Jan 23, 2024**

**California Environmental Reporting System (CERS) Tanks:**

[CERS TANK](#)

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. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

**Government Publication Date: Oct 16, 2023**

**Delisted California Environmental Reporting System (CERS) Tanks:**

[DELISTED CTNK](#)

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

**Government Publication Date: Oct 16, 2023**

**Historical Hazardous Substance Storage Container Information - Facility Summary:**

[HIST TANK](#)

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in th 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

**Government Publication Date: May 27, 1988**

**Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions:**

[LUR](#)

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

**Government Publication Date: Oct 23, 2023**

**CALSITES Database:**

[CALSITES](#)

This historical database was maintained by the Department of Toxic Substance Control (DTSC) for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

**Government Publication Date: May 1, 2004**

**Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions:**

[HLUR](#)

The Department of Toxic Substances Control (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.

**Government Publication Date: Feb 18, 2021**

**Deed Restrictions and Land Use Restrictions:**

[DEED](#)

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

**Government Publication Date: Jul 13, 2023**

**Voluntary Cleanup Program:**

[VCP](#)

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

**Government Publication Date: Oct 23, 2023**

**GeoTracker Cleanup Program Sites:**

[CLEANUP SITES](#)

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

**Government Publication Date: Jul 13, 2023**

**Delisted Cleanup Program Sites:**

[DELISTED CLEANUP](#)

A list of Cleanup Program sites which were once included - and have since been removed from - the list of Cleanup Program Sites in GeoTracker. GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

**Government Publication Date: Jul 13, 2023**

**Delisted County Records:**

**DELISTED COUNTY**

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

**Government Publication Date: Dec 26, 2023**

**Tribal**

**Leaking Underground Storage Tanks on Tribal/Indian Lands:**

**INDIAN LUST**

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 9, which includes California, is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Apr 19, 2023**

**Underground Storage Tanks on Tribal/Indian Lands:**

**INDIAN UST**

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 9, which includes California, is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Apr 19, 2023**

**Delisted Tribal Leaking Storage Tanks:**

**DELISTED INDIAN LST**

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Oct 24, 2023**

**Delisted Tribal Underground Storage Tanks:**

**DELISTED INDIAN UST**

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Oct 24, 2023**

**County**

**Los Angeles County - Site Mitigation List:**

**SML LA**

A Site Mitigation List in the County of Los Angeles. The list is made available by Los Angeles County Fire Department. Site mitigation is handled by the Site Mitigation Unit (SMU) which facilitates completion of site clean-up projects of contaminated sites in an expeditious manner in all cities of the Los Angeles County except El Segundo, Glendale, Long Beach, Santa Fe Springs, and Vernon.

**Government Publication Date: Jul 11, 2023**

**Los Angeles County - Solid Waste Sites:**

**SWF LA COUNTY**

List of permitted solid waste facilities, closed landfills, historical dumpsites and other solid waste sites in Los Angeles County, made available by the Department of Public Works in Los Angeles County.

**Government Publication Date: Nov 21, 2023**

**Los Angeles County - CUPA Program Records:**

**CUPA LA COUNTY**

A list of inspection and enforcement records for active and inactive CUPA Program facilities, made available by the Health Hazardous Materials Division (HHMD) of the County of Los Angeles Fire Department. Includes Hazardous Materials Business Plan (HMBP), California Accidental Release Prevention Plan (CalARP), Hazardous Waste Generator (HWG), and the Aboveground Petroleum Storage Act Programs (APSA). Inactive programs include facilities that are out of business or no longer regulated by the HHMD.

**Government Publication Date: Mar 25, 2020**

**Los Angeles County - HMS List:**

**HMS LA**

List of sites in the Los Angeles County Department of Public Works Hazardous Materials System (HMS) Database which have or have had permits for Industrial Waste, Underground Storage Tanks, or Stormwater in the county of Los Angeles.

**Government Publication Date: Jan 16, 2024**

**Los Angeles County - San Gabriel Valley Areas of Concern:**

[AOCONCERN](#)

The San Gabriel Valley Superfund sites include multiple areas of contaminated groundwater in the 170-square-mile San Gabriel Valley. The contaminated areas underlie significant portions of the cities of Alhambra, Arcadia, Azusa, Baldwin Park, Industry, Irwindale, El Monte, La Puente, Monrovia, Rosemead, South El Monte, and West Covina. The groundwater contamination was first detected in 1979. Following this discovery, the California Department of Health Services (CDHS) initiated a well sampling program to assess the extent of contamination. By 1984, when EPA added four areas of contamination to the National Priorities List (NPL), 59 wells were known to be contaminated with high levels of volatile organic compounds (VOCs). These data, made available by the Region 9 Environmental Protection Agency (EPA) office, include operable units for the 4 NPL sites, as well as deep and shallow plumes.

**Government Publication Date: Aug 26, 2015**

**Los Angeles County - Santa Fe Springs Underground Storage Tank:**

[UST SANTAFESP](#)

A list of registered active Underground Storage Tanks (USTs) in the City of Santa Fe Springs. This list is made available by Santa Fe Springs Department of Fire-Rescue.

**Government Publication Date: Feb 11, 2022**

**Los Angeles County - Long Beach UST List:**

[UST LONGB](#)

List of registered Underground Storage Tanks (USTs) in the City of Long Beach, Los Angeles County, made available by the Long Beach Certified Unified Program Agency (CUPA). The Long Beach CUPA operates under oversight shared by the Long Beach Fire Department and Health Department.

**Government Publication Date: Jul 9, 2018**

**Los Angeles County - Burbank City CUPA List:**

[CUPA BURBANK](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the City of Burbank. This list is made available by the City of Burbank Fire Department.

**Government Publication Date: Aug 21, 2019**

**Los Angeles County - El Segundo City Underground Storage Tanks List:**

[UST ELSEGUNDO](#)

List of registered Underground Storage Tanks (USTs) in the City of El Segundo of Los Angeles County, made available by El Segundo City Fire Department.

**Government Publication Date: Jan 17, 2017**

**Los Angeles County - Santa Monica City Underground Storage Tank List:**

[UST SANTA MONICA](#)

A list of registered active Underground Storage Tanks (USTs) in the City of Santa Monica made available by Santa Monica Fire Prevention Division.

**Government Publication Date: Dec 3, 2020**

**Los Angeles County - Santa Monica City Aboveground Storage Tank List:**

[AST SANTAMON](#)

List of registered Aboveground Storage Tanks (ASTs) made available by the Santa Monica Fire Department in the City of Santa Monica of Los Angeles County, California.

**Government Publication Date: Jan 20, 2023**

**Los Angeles County - Santa Monica City CUPA Facilities List:**

[CUPA SANTAMON](#)

The Santa Monica Fire Department's office maintains a list of CUPA Facilities located in Santa Monica city.

**Government Publication Date: Jan 14, 2022**

**Los Angeles County - Torrance City Underground Storage Tanks:**

[UST TORRANCE](#)

A list of registered Underground Storage Tank (UST) sites in Torrance City of Los Angeles County. This list is made available by Torrance City Office of Clerk.

**Government Publication Date: Apr 20, 2022**

**Los Angeles County - Vernon City UST List:**

[UST VERNON](#)

A list of Underground Storage Tanks (UST) in Vernon City provided by the Vernon City Fire Department.

**Government Publication Date: Aug 25, 2022**

**Los Angeles County - Vernon City CUPA List:**

[CUPA VERNON](#)

The Vernon City Fire Department's office maintains a list of CUPA Facilities located in Vernon city.

**Government Publication Date: Aug 25, 2022**

**Los Angeles County - City of Los Angeles UST List:**

UST LA CITY

A list of active and inactive underground storage tank facilities made available by the Los Angeles Fire Department CUPA.

**Government Publication Date: Jan 2, 2024**

**Los Angeles County - City of Los Angeles AST List:**

AST LA CITY

A list of active and inactive above ground petroleum storage tanks made available by the Los Angeles Fire Department CUPA.

**Government Publication Date: Jun 1, 2019**

**Los Angeles County - City of Los Angeles Hazardous Materials Facilities:**

HAZMAT LA CITY

A list of active and inactive hazardous materials facilities made available by the Los Angeles Fire Department CUPA.

**Government Publication Date: Jun 1, 2019**

## **Additional Environmental Record Sources**

### **Federal**

**PFAS Greenhouse Gas Emissions Data:**

PFAS GHG

The U.S. Environmental Protection Agency's Greenhouse Gas Reporting Program (GHGRP) collects Greenhouse Gas (GHG) data from large emitting facilities (25,000 metric tons of carbon dioxide equivalent (CO<sub>2</sub>e) per year), and suppliers of fossil fuels and industrial gases that results in GHG emissions when used. Includes GHG emissions data for facilities that emit or have emitted since 2010 chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures by DSSTox. PFAS emissions data has been identified for facilities engaged in the following industrial processes: Aluminum Production (GHGRP Subpart F), HCFC-22 Production and HFC-23 Destruction (Subpart O), Electronics Manufacturing (Subpart I), Fluorinated Gas Production (Subpart L), Magnesium Production (Subpart T), Electrical Transmission and Distribution Equipment Use (Subpart DD), and Manufacture of Electric Transmission and Distribution Equipment (Subpart SS). Over time, other industrial processes with required GHGRP reporting may include PFAS emissions data and the list of reportable gases may change over time.

**Government Publication Date: Nov 15, 2023**

**Facility Registry Service/Facility Index:**

FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).

**Government Publication Date: Sep 8, 2023**

**Toxics Release Inventory (TRI) Program:**

TRIS

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

**Government Publication Date: Oct 19, 2022**

**PFOA/PFOS Contaminated Sites:**

PFAS NPL

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.

**Government Publication Date: Dec 18, 2023**

**Federal Agency Locations with Known or Suspected PFAS Detections:**

[PFAS FED SITES](#)

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. The dates this data was extracted for the PFAS Analytic Tools range from March 2022 to September 2023. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

**Government Publication Date: Sep 5, 2023**

**SSEHRI PFAS Contamination Sites:**

[PFAS SSEHRI](#)

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map, credited to the Northeastern University's PFAS Project Lab, Silent Spring Institute, and the PFAS-REACH team. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: <https://pfasproject.com/pfas-sites-and-community-resources/>

**Government Publication Date: Oct 9, 2022**

**National Response Center PFAS Spills:**

[ERNS PFAS](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam," "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

**Government Publication Date: Nov 21, 2023**

**PFAS NPDES Discharge Monitoring:**

[PFAS NPDES](#)

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

**Government Publication Date: Nov 27, 2023**

**Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory:**

[PFAS TRI](#)

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment.

**Government Publication Date: Oct 19, 2022**

**Perfluorinated Alkyl Substances (PFAS) Water Quality:**

[PFAS WATER](#)

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated Master List of PFAS Substances.

**Government Publication Date: Jul 20, 2020**

**PFAS TSCA Manufacture and Import Facilities:**

[PFAS TSCA](#)



The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

**Government Publication Date: Jan 5, 2023**

**PFAS Waste Transfers from RCRA e-Manifest :**

[PFAS E-MANIFEST](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

**Government Publication Date: Dec 13, 2023**

**PFAS Industry Sectors:**

[PFAS IND](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

**Government Publication Date: Dec 4, 2023**

**Hazardous Materials Information Reporting System:**

[HMIRS](#)

The Hazardous Materials Incident Reporting System (HMIRS) database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration.

**Government Publication Date: Nov 26, 2023**

**National Clandestine Drug Labs:**

[NCDL](#)

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data 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.

**Government Publication Date: Jul 26, 2023**

**Toxic Substances Control Act:**

[TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

**Government Publication Date: Apr 11, 2019**

**Hist TSCA:**

[HIST TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

**Government Publication Date: Dec 31, 2006**

**FTTS Administrative Case Listing:**

**FTTS ADMIN**

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**FTTS Inspection Case Listing:**

**FTTS INSP**

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**Potentially Responsible Parties List:**

**PRP**

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

**Government Publication Date: Nov 14, 2023**

**State Coalition for Remediation of Drycleaners Listing:**

**SCRD DRYCLEANER**

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

**Government Publication Date: Nov 08, 2017**

**Integrated Compliance Information System (ICIS):**

**ICIS**

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) 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 and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

**Government Publication Date: Jan 21, 2023**

**Drycleaner Facilities:**

**FED DRYCLEANERS**

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. The EPA tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

**Government Publication Date: Jul 23, 2023**

**Delisted Drycleaner Facilities:**

**DELISTED FED DRY**

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

**Government Publication Date: Jul 23, 2023**

**Formerly Used Defense Sites:**

**FUDS**

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset which applies to the Fiscal Year 2021 FUDS Inventory.

**FUDS Munitions Response Sites:**

FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: May 15, 2023

**Former Military Nike Missile Sites:**

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

**PHMSA Pipeline Safety Flagged Incidents:**

PIPELINE INCIDENT

This list of flagged pipeline incidents is made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types. Accidents reported on hazardous liquid gravity lines (§195.13) and reporting-regulated-only hazardous liquid gathering lines (§195.15) and incidents reported on Type R gas gathering (§192.8(c)) are not included in the flagged incident file data.

Government Publication Date: Nov 6, 2023

**Material Licensing Tracking System (MLTS):**

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

**Historic Material Licensing Tracking System (MLTS) sites:**

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

**Mines Master Index File:**

MINES

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: May 1, 2023

**Surface Mining Control and Reclamation Act Sites:**

SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The data 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. Disclaimer: Per the OSMRE, States and tribes who enter their data into eAMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: Jun 13, 2023

**Mineral Resource Data System:**

[MRDS](#)

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

**Government Publication Date: Mar 15, 2016**

**DOE Legacy Management Sites:**

[LM SITES](#)

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Title II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

**Government Publication Date: Dec 12, 2023**

**Alternative Fueling Stations:**

[ALT FUELS](#)

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

**Government Publication Date: Aug 30, 2023**

**Superfunds Consent Decrees:**

[CONSENT DECREES](#)

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS) since 2010. CMS may not reflect the latest developments in a case nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

**Government Publication Date: Apr 19, 2023**

**Air Facility System:**

[AFS](#)

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

**Government Publication Date: Oct 17, 2014**

**Registered Pesticide Establishments:**

[SSTS](#)

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

**Government Publication Date: Mar 1, 2023**

**Polychlorinated Biphenyl (PCB) Transformers:**

[PCBT](#)

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

**Government Publication Date: Oct 15, 2019**

**Polychlorinated Biphenyl (PCB) Notifiers:**

[PCB](#)

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

**Government Publication Date: Oct 30, 2023**

**State**

**PFAS Sampling Locations:**

[PFAS SAMPLING](#)

This data is sourced from the State Water Board's GeoTracker Per- and Polyfluoroalkyl Substances (PFAS) Map tool which contains individual sampling points (i.e., soil boring, groundwater monitoring well, drinking water well for municipal drinking water systems, etc.) or a site location with PFAS analytical data. Includes analytical results that are finalized and submitted electronically by the Responsible Parties via GeoTracker's Electronic Submittal of Information Portal, and after it's accepted by a Regional Water Quality Control Board.

**Government Publication Date: Sep 25, 2023**

**Dry Cleaning Facilities:**

[DRYCLEANERS](#)

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

**Government Publication Date: Dec 20, 2021**

**Delisted Drycleaners:**

[DELISTED DRYCLEANERS](#)

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

**Government Publication Date: Jan 31, 2022**

**Non-Toxic Dry Cleaning Incentive Program:**

[DRYC GRANT](#)

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

**Government Publication Date: Jan 31, 2022**

**PFAS GeoTracker Cleanup Sites:**

[PFAS GT CLEANUPS](#)

A list of applicable cleanup sites from the State Water Resources Control Board's (SWRCB) GeoTracker data management system where one or more of the potential contaminants of concern are identified in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

**Government Publication Date: Jul 13, 2023**

**PFOA/PFOS Groundwater:**

[PFAS GW](#)

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.

**Government Publication Date: Jan 7, 2024**

**PFAS Investigations:**

[PFAS INVEST](#)

This list of potential Per- and Polyfluoroalkyl Substance (PFAS) sites is compiled from the California State Water Resources Control Board's (SWRCB) PFAS Investigations Map tool. The SWRCB issued investigative orders, per California Water Code (CWC) Section 13267 and/or 13383, to these sites. This does not mean that PFAS has been produced, used, or discharged at these sites. Orders were also issued to the public water systems to sample wells in the vicinity of these locations. The data includes locations for airports, landfills, suspected chrome plating facilities, publicly owned treatment works (aka wastewater treatment plants), bulk fuel terminals, refineries, and military facilities that have potential sources of PFAS.

**Government Publication Date: Nov 28, 2022**

**Hazardous Waste and Substances Site List - Site Cleanup:**

[HWSS CLEANUP](#)

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

**Government Publication Date: Mar 15, 2023**



**Toxic Pit Cleanup Act Sites:**

[TOXIC PITS](#)

The Toxic Pits Cleanup Act (TPCA) list identifies sites suspected of containing hazardous substances where cleanup has not yet been completed. This list was maintained by the State Water Resources Control Board (SWRCB), is no longer maintained, and updates are not planned.

**Government Publication Date: Jul 1, 1995**

**List of Hazardous Waste Facilities Subject to Corrective Action:**

[DTSC HWF](#)

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

**Government Publication Date: Jul 18, 2016**

**EnviroStor Inspection, Compliance, and Enforcement:**

[INSP COMP ENF](#)

A list of permitted facilities with inspections and enforcements tracked by the California Department of Toxic Substance Control's (DTSC) EnviroStor data management system.

**Government Publication Date: Nov 23, 2023**

**School Property Evaluation Program Sites:**

[SCH](#)

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

**Government Publication Date: Oct 23, 2023**

**California Hazardous Material Incident Report System (CHMIRS):**

[CHMIRS](#)

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

**Government Publication Date: Jul 26, 2023**

**Historical California Hazardous Material Incident Report System (CHMIRS):**

[HIST CHMIRS](#)

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

**Government Publication Date: Jan 1, 1993**

**Handlers from Hazardous Waste Manifest Data:**

[HAZNET](#)

A list of handlers not otherwise classified as Treatment, Storage, Disposal facilities (TSDF) or generators from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

**Government Publication Date: Oct 24, 2016**

**Generators from Hazardous Waste Manifest Data:**

[HAZ GEN](#)

List of handlers listed as having generated waste from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

**Government Publication Date: Dec 31, 2017**

**TSDF from Hazardous Waste Manifest Data:**

[HAZ TSD](#)

List of Treatment, Storage, and Disposal Facilities (TSDFs) from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

**Government Publication Date: Dec 31, 2017**

**Historical Hazardous Waste Manifest Data:**

[HIST MANIFEST](#)

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

**Government Publication Date: Dec 31, 1992**

**DTSC Registered Hazardous Waste Transporters:**

[HW TRANSPORT](#)

The California Department of Toxic Substances Control (DTSC) maintains this list of Registered Hazardous Waste Transporters.

**Government Publication Date: Jan 2, 2024**



**Registered Waste Tire Haulers:**

WASTE TIRE

This list of registered waste tire haulers is maintained by the California Department of Resources Recycling and Recovery.

**Government Publication Date: Dec 5, 2023**

**California Medical Waste Management Program Facility List:**

MEDICAL WASTE

This list of Medical Waste Management Program Facilities is maintained by the California Department of Public Health. The Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations. This list contains transporters, treatment, and transfer facilities.

**Government Publication Date: Jan 8, 2024**

**Historical Cortese List:**

HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

**Government Publication Date: Nov 13, 2008**

**Cease and Desist Orders and Cleanup and Abatement Orders:**

CDO/CAO

The California Environmental Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

**Government Publication Date: Dec 6, 2021**

**California Environmental Reporting System (CERS) Hazardous Waste Sites:**

CERS HAZ

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

**Government Publication Date: Oct 16, 2023**

**Delisted Environmental Reporting System (CERS) Hazardous Waste Sites:**

DELISTED HAZ

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

**Government Publication Date: Nov 29, 2018**

**Sites in GeoTracker:**

GEOTRACKER

GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.

**Government Publication Date: Jul 13, 2023**

**Mines Listing:**

MINE

This list includes mine site locations extracted from the Mines Online database, maintained by the California Department of Conservation. Mines Online (MOL) is an interactive web map designed with GIS features that provide information such as the mine name, mine status, commodity sold, location, and other mine specific data. Please note: Mine location information is provided to assist experts in determining the location of mine operators in accordance with California Civil Code section 1103.4 and reflects information reported by mine operators in annual reports provided under Public Resources Code section 2207. While the Division of Mine Reclamation (DMR) attempts to populate MOL with accurate location information, the DMR cannot guarantee the accuracy of operator reported location information.

**Government Publication Date: Jun 16, 2023**

**Recorded Environmental Cleanup Liens:**

LIEN

The California Department of Toxic Substance Control (DTSC) maintains this list of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

**Government Publication Date: Dec 18, 2023**

**Waste Discharge Requirements:**

WASTE DISCHG

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

**Government Publication Date: Jul 13, 2023**

**Toxic Pollutant Emissions Facilities:**

EMISSIONS

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

**Government Publication Date: Dec 31, 2020**

**Clandestine Drug Lab Sites:**

CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/ clandestine drug laboratories.

**Government Publication Date: Jan 19, 2021**

**Tribal**

***No Tribal additional environmental record sources available for this State.***

**County**

**Los Angeles County - Santa Monica City Hazardous Materials Facilities:**

HAZMAT SANTAMON

A list of Hazardous Materials Facilities in the City of Santa Monica, Los Angeles county. This list is made available by Santa Monica Fire Prevention Division which has been designated as the CUPA for the City.

**Government Publication Date: Dec 17, 2021**

**Los Angeles County - Santa Monica City Hazardous Waste Facilities:**

HAZ WST SANTAMON

A list of Hazardous Waste Facilities in Los Angeles County, City of Santa Monica. This list is made available by Santa Monica Fire Prevention Division.

**Government Publication Date: Jan 20, 2023**

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

**Appendix E**  
**Other Supporting Documentation**

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**CERTIFICATE OF COMPLETION**

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CLIENT NAME: VENICE OVERLAND, LP.

CLIENT ADDRESS: 11601 SANTA MONICA BOULEVARD  
LOS ANGELES, CA 90025

PROJECT NAME: \_\_\_\_\_

PROJECT ADDRESS: 10602 VENICE BOULEVARD  
CULVER CITY, CA 90232

DESCRIPTION OF WORK: REMOVAL AND DISPOSAL OF ASBESTOS CONTAINING ROOF MASTIC  
MATERIALS AS PER CONTRACT AGREEMENT DATED 6/23/2023, AND AS  
PER JLM ENVIRONMENTAL'S SURVEY REPORT DATED 6/1/2023.

The above referenced work has been completed in compliance with all state and federal laws surrounding abatement. This certificate applies only to the materials listed within our contract agreement.



COMPANY REPRESENTATIVE: \_\_\_\_\_  
 David  Elgado - Project  Manager

DATE: 7/12/2023







# ENVIRONMENTAL

## INSPECTION & LABORATORY

Asbestos Assessment Performed on 06/01/2023  
Report Finalized on 06/06/2023, Amended on 06/09/2023

**Project #JL-32420**

### Property Inspected

**10602 Venice Blvd  
Culver City, CA 90232**

**Property Type: Commercial Property**

### Report Prepared By

**JLM Environmental**  
15200 Grevillea Avenue, Suite B  
Lawndale, CA 90260-2018  
(310) 978-8281 - [info@jlmenvironmental.com](mailto:info@jlmenvironmental.com)  
[www.JLMEnvironmental.com](http://www.JLMEnvironmental.com)

**Comprehensive asbestos inspection performed of the subject property prior to demolition.**

## Introduction

On 06/01/2023, JLM Environmental performed a comprehensive asbestos survey of suspect building materials at the subject property at the request of the owner. The scope of JLM Environmental's inspection was limited to documentation and collection of samples prior to demolition. This report provides a summary of the survey activities and findings as well as recommendations.

## Property Information

The subject property is a commercial property built in 1926. The property is currently vacant with no personal property present. At the time of the inspection, no noticeable fire or structural damage was observed.

<b>Property Type:</b>	Commercial Property
<b>Property Size (ft<sup>2</sup>):</b>	1860
<b>Weather During Inspection:</b>	Cloudy
<b>Client Present During Inspection:</b>	No
<b>Inspection Performed on Behalf of:</b>	Owner
<b>Foundation Type:</b>	Slab Foundation

## Sampling Methodology

The asbestos survey of the subject areas at the property was performed by Jonathan Massey (CAC #11-4813). Samples were delivered by hand to Pinnacle Laboratory on 06/01/2023 and placed into a locked storage container until they were received by the laboratory staff on 06/02/2023 and entered into the laboratory's system.

**BULK:** The scope of JLM Environmental's survey included the inspection and sampling of materials within each functional space, assessing all structural/mechanical components and architectural finishes. Intrusive sampling was performed in an effort to identify any concealed but potential materials that could be disturbed during the course of the intended demolition work; while some well-hidden suspect ACM may have escaped evaluation, all layers of suspect building material (to joist- or frame-level) as well as materials above plenums, inside soffits, or other concealed spaces have been evaluated. The physical condition, friability, accessibility, activity and damage of suspect building materials were also assessed and documented.

The building was visually inspected and suspected asbestos-containing materials were identified. These are classified in three ways: surfacing materials, Thermal System Insulation and miscellaneous materials. The materials are further classified as friable or non-friable. Materials were then separated into homogeneous sampling areas. A homogeneous sampling area is one in which the materials exhibit the same characteristics of color, texture, and type of material. Materials were sampled, placed in a leak proof container, and submitted to a laboratory that has been accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for Asbestos Fiber Analysis.

## Observations

<b>Purpose of Inspection:</b>	Demolition
<b>Scope of Survey:</b>	Comprehensive Survey Performed
<b>Client was advised AHERA and Code of Federal Regulations (40 CFR Part 763.86, in compliance with AQMD Rule 1403) requires a minimum of 3 samples from each homogeneous building material:</b>	Yes - Sample collection was conducted by the inspector to adhere to AHERA and CFR sample recommendations
<b>Inspection of Property Included:</b>	Comprehensive Survey
<b>Samples Collected:</b>	Yes

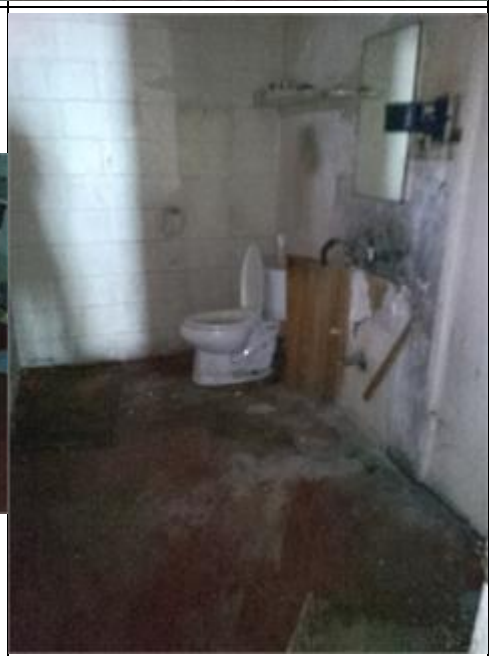
<b>Prior to building survey, renovation activities have been performed?</b>	No
<b>Bulk Samples Recommended at time of Survey:</b>	Client has accepted sample recommendations
<b>Materials Authorized for Sample Collection Include:</b>	Drywall, Roofing Materials, Mastic, Joint Compound
<b>At the time of inspection dusty/dirty conditions were observed:</b>	Yes, Property appeared to be abandoned for some time.
<b>Additional Notes:</b>	Comprehensive survey performed for client prior to demolition. Building was an old car repair shop mostly comprised of cement block construction. There was a small office space and bathroom present. Bulk samples were collected for assessment.

- To determine the potential and extent of contamination due to the disturbance of ACM material, JLM Environmental recommends conducting an asbestos contamination assessment through the collection of dust and air samples.
- **Revision 06/07/2023** – At the request of the client, samples of joint compound (represented in the table below as samples AB-04, AB-05, and AB-06) were reanalyzed using the 1000 point count analysis method to determine if the asbestos content is below the CAL-OSHA regulated limit of less than a tenth of a percent. **The results of these findings conclude that the samples are below the CAL-OSHA regulated limit and can be removed as general construction debris.**
- A DOSH/Cal-OSHA Certified Asbestos Consultant (CAC) shall be contracted to conduct clearance sampling of any disturbance, removal, or abatement of ACM/ACCM.

# JLM Environmental

# Photographs

Location:





### Heating System

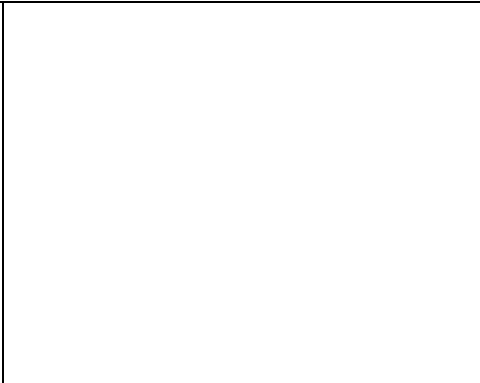
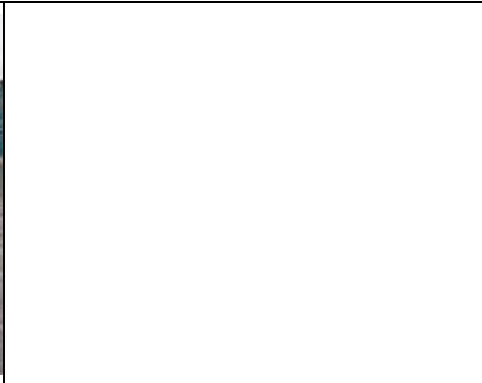
<b>Unit Location:</b>	Not Present
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JLM Environmental

### Roof System

<b>Unit Location:</b>	Main Structure
<b>Roof Type:</b>	Flat with Parapet Walls
<b>Composition:</b>	Rolled Asphalt, Felt Underlayment
<b>Vents Visible on Roof:</b>	Metal
<b>Roof Samples Collected:</b>	The client has accepted the recommendations.
<b>Additional Roof Notes:</b>	Roofing system observed to be rolled asphalt and roofing felt underlayment. Penetration mastic was observed on vents and flashings of roof. Bulk samples were collected for assessment.





**Exterior Walls**

<b>Exterior Wall Location:</b>	Main Structure
<b>Exterior Wall Composition:</b>	Cement Block
<b>Exterior Wall Samples Collected:</b>	The client has accepted the recommendations.
<b>Additional Exterior Wall Notes:</b>	All exterior walls observed to be cement blocks.



**Windows**

<b>Window Type:</b>	No Windows Present
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**Attic**

<b>Attic Present:</b>	No
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**Crawlspace**

<b>Crawlspace Present:</b>	No
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**Flooring**

<b>Flooring Materials Observed:</b>	Concrete
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<b>Flooring Samples Collected:</b>	The client has accepted the recommendations.
<b>Additional Flooring Notes:</b>	All flooring observed to be concrete.



**Ceilings and Walls**

<b>Included in inspection?</b>	No
<b>Ceiling and Wall Materials Observed:</b>	Drywall, Drop Ceiling with Ceiling Tiles, Wood Paneling
<b>Ceiling and Wall Samples Collected:</b>	The client has accepted the recommendations.
<b>Additional Ceiling and Wall Notes:</b>	Majority of interior walls were observed to be cement blocks. There was drywall present on ceiling and one wall of bathroom. The office space walls were observed to be wood paneling with dropped ceiling tiles. Bulk samples were collected for assessment.





**Water Heater**

<b>Water Heater Type:</b>	None present
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# JLM Environmental

**PLM BULK RESULTS**

Bulk asbestos samples were analyzed by Polarized Light Microscopy (PLM) using EPA method (EPA/600 R-93/116) "Method for the Determination of Asbestos in Bulk Materials" by Pinnacle Laboratory, (310) 431-9270, located at 15200 Grevillea Avenue, Suite A-1, Lawndale, CA 90260. Pinnacle Laboratory holds a NVLAP accreditation in Asbestos Fiber Analysis (NVLAP Lab Code 600117-0). The quantification limit for this method is 1.0%. If asbestos is detected at levels below 1% then the sample is reported as <1.0% and not quantified. **If a lower limit is desired, then available methods include: 1000 Point Count reanalysis (for a quantification limit of 0.1%).**

**Please be advised that measurements are not to be used for bidding purposes; these are only estimates.**

**Positive Sample Results:** CAL/OSHA, the SCAQMD, and the EPA regulate these materials. A State Licensed Asbestos Abatement Contractor must perform all work relating to the disturbance of the asbestos containing materials. A licensed DOSH abatement contractor, using regulated work procedures and properly accredited personnel must remove these materials. The sampled materials that exceeded the EPA level of 1% and the Cal-OSHA level 0.1% for asbestos content were:

**Table 1: Positive Sample Results**

Sample #	Location	Material	Condition	Friable	Result
AB-20	Vents/Flashings on Roof	Penetration Mastic Approx. 10 sq. ft.	Good	No	4% CH**
AB-21	Vents/Flashings on Roof	Penetration Mastic Approx. 10 sq. ft.	Good	No	4% CH

AB-22	Vents/Flashings on Roof	Penetration Mastic Approx. 10 sq. ft.	Good	No	4% CH
**CH = Chrysotile Asbestos					

**Negative Sample Results:** The sampled materials that did not exceed the EPA level of 1% and the Cal-OSHA level of 0.1% for asbestos content were:

**Table 2: Negative Sample Results**

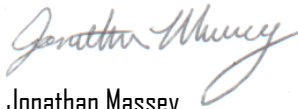
Sample #	Location	Material	Condition	Friable	Result
AB-01	Bathroom – One Wall & Ceiling	Drywall Approx. 200 sq. ft.	Damaged	Yes	NAD*
AB-02	Bathroom – One Wall & Ceiling	Drywall Approx. 200 sq. ft.	Damaged	Yes	NAD
AB-03	Bathroom – One Wall & Ceiling	Drywall Approx. 200 sq. ft.	Damaged	Yes	NAD
AB-04	Bathroom – One Wall & Ceiling	Joint Compound Approx. 200 sq. ft.	Damaged	Yes	NAD
AB-05	Bathroom – One Wall & Ceiling	Joint Compound Approx. 200 sq. ft.	Damaged	Yes	NAD
AB-06	Bathroom – One Wall & Ceiling	Joint Compound Approx. 200 sq. ft.	Damaged	Yes	NAD
AB-07	Office Ceilings	Dropped-Ceiling Tiles Approx. 200 sq. ft.	Good	No	NAD
AB-08	Office Ceilings	Dropped-Ceiling Tiles Approx. 200 sq. ft.	Good	No	NAD
AB-09	Office Ceilings	Dropped-Ceiling Tiles Approx. 200 sq. ft.	Good	No	NAD
AB-10	Roofing System	Rolled Asphalt Approx. 1400 sq. ft.	Good	No	NAD
AB-11	Roofing System	Rolled Asphalt Approx. 1400 sq. ft.	Good	No	NAD
AB-12	Roofing System	Rolled Asphalt Approx. 1400 sq. ft.	Good	No	NAD
AB-13	Roofing System	Rolled Asphalt Approx. 1400 sq. ft.	Good	No	NAD
AB-14	Roofing System	Rolled Asphalt Approx. 1400 sq. ft.	Good	No	NAD
AB-15	Roofing System	Felt Underlayment Approx. 1400 sq. ft.	Good	No	NAD
AB-16	Roofing System	Felt Underlayment Approx. 1400 sq. ft.	Good	No	NAD
AB-17	Roofing System	Felt Underlayment Approx. 1400 sq. ft.	Good	No	NAD
AB-18	Roofing System	Felt Underlayment Approx. 1400 sq. ft.	Good	No	NAD

AB-19	Roofing System	Felt Underlayment Approx. 1400 sq. ft.	Good	No	NAD
*NAD = No Asbestos Detected					

### Limitations

Every effort has been made to ensure that the information and conclusions in this report are accurate. JLM Environmental Consultants has exercised professional judgment in collecting, studying, and analyzing the data and formulating recommendations based on the on-going requirements of the site and results of the study. JLM Environmental performed the contracted tasks within the guidelines prescribed by the customer, expected by all applicable agencies (e.g., SCAQMD, Cal/OSHA, etc.) and with the quality and diligence expected by the profession. No other warranties expressed or implied, as to the accuracy of the data, information or recommendation is included or intended in this report. JLM Environmental hereby disclaim any liability or responsibility to any unauthorized and/or third parties and/or persons for any loss, damage, expense, fine or penalty which may arise or result from the use of any information, recommendation or action contained or described in this report. We trust that this report fulfills your requirements. If you have any questions or comments, please feel free to contact us at [info@jlmenvironmental.com](mailto:info@jlmenvironmental.com) or via text at (310) 930-3355.

Submitted by,



Jonathan Massey  
 Certified Asbestos Consultant License #11-4813  
 Contractor State License Board #949259  
 HCC Surety Group Bond #100128922  
 Certified Lead Inspector/Assessor #LRC-00002199  
 OneBeacon Liability Insurance #CL1332001526  
 EPA RRP #R-1-21649-10-00075



**ASBESTOS · LEAD · MOLD**

**310.930.3355**

**WWW.JLMENVIRONMENTAL.COM**




State of California  
Division of Occupational Safety and Health  
**Certified Asbestos Consultant**

**Jonathan Massey**  
Name

Certification No. **11-4813**

Expires on **11/16/23**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.



**dca** DEPARTMENT OF CONSUMER AFFAIRS  
**CONTRACTORS STATE LICENSE BOARD**  
**ACTIVE LICENSE**

License Number **949259** Entry **INDIV**

Business Name **MASSEY CONSTRUCTION**

Classification(s) **B**

Expiration Date **06/30/2024** [www.cslb.ca.gov](http://www.cslb.ca.gov)



**Health Science Associates**

This certifies that  
**JONATHAN MASSEY**  
has successfully completed an intensive course of instruction in:  
**SAMPLING & EVALUATING AIRBORNE ASBESTOS DUST**  
Equivalent to NIOSH 582  
provided by  
Health Science Associates at  
10771 Noel St., Los Alamitos, CA 90720 on  
May 7-10, 2012.

Certificate No.: 120289LA-01

*Kathy S. Jones*  
Kathy S. Jones, Training Director

[www.healthscience.com](http://www.healthscience.com)

**American Home Inspectors Training Institute, Ltd.**  
awards 300 Education Hours &  
Certificate of Satisfactory Completion  
to  
**Jonathan Massey**  
for the successful completion of  
**Home Study Home Inspection Course**  
Completed this 26<sup>th</sup> of January 2015

*Patrick Sheehan* Director 01/26/2015



**IICRC** Be it known that  
**JONATHAN L MASSEY**  
is certified in these areas:  
**WATER DAMAGE RESTORATION**  
**APPLIED MICROBIAL REMEDIATION**

**THE NATIONAL RADON SAFETY BOARD**  
Certified Radon Professionals  
Certifies that  
**Jonathan L. Massey**  
Has Successfully Met The Established & Published Requirements for Certification  
by The National Radon Safety Board as a  
**Radon Measurement Specialist**

**13SS057**  
Certification Number  
**8/30/2023**  
Expiration Date

*Kehaulani Kekoa*  
Certification Coordinator

**NRSB**  
National Radon Safety Board

This certificate is the property of The National Radon Safety Board

**The National Environmental Trainers**  
([WWW.NATLENTTRAINERS.COM](http://WWW.NATLENTTRAINERS.COM))

**Jonathan Massey**  
has satisfactorily passed an exam and completed an 8-hour annual refresher training course entitled  
**"HAZWOPER 8 Hour Annual Refresher - 1910.120 (e)"**  
meeting the requirements identified in Title 29 CFR 1910.120.

Date  
07/06/2022

**#962020**

*David Couch*  
Course Instructor

**179334**  
Register Number

**04/30/2024**  
Expiration Date

California Department of **PublicHealth**

STATE OF CALIFORNIA  
DEPARTMENT OF PUBLIC HEALTH

**LEAD-RELATED CONSTRUCTION CERTIFICATE**

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 <b>Jonathan Massey</b>	Lead Inspector/Assessor	LRC-00002199	7/22/2023
	Lead Supervisor	LRC-00002198	7/22/2023

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at [www.cdph.ca.gov/programs/clrph](http://www.cdph.ca.gov/programs/clrph) or calling (800) 597-LEAD



Pre-survey Questionnaire- Environmental Site Assessment

Please fill out and sign this questionnaire to the best of your knowledge for the Scientist's site visit. Email to [due\\_diligence@rsbenv.com](mailto:due_diligence@rsbenv.com), and keep the original to provide to the Scientist.

1. **Subject Property Name:** Venice Overland LP **RSB Project #:** \_\_\_\_\_

**Address:** 11602-11646 Venice Blvd

**Subject Property Owner:** Venice Overland LP **Purchase Date:** Various Dates 2019

**On-Site Property Contact:** Daniel Afari **Telephone:** 310-914-5555x124

**Fax:** \_\_\_\_\_ **Email:** daniel@wisemanresidential.com

Daniel Afari, Manager *Daniel Afari* 2/7/24

**Your Name and title** **Signature** **Date**

Additional plans and documentation (see page 3) must be forwarded to the site for the Scientist during the survey. For questions not applicable please respond "N/A." Attach additional pages if necessary. This questionnaire and your responses will be included as an exhibit in the Environmental report. Accurate and full completion is critical to a timely completion of our reports, and timely loan closing.

**LOCAL JURISDICTIONAL INFORMATION**

- 1. What is the property ID #, Lot and Block, or Township/Range ID #? APN 4208009050- 4208009045
- 2. What is the legal Municipality or County that has jurisdiction over the property? City of Los Angeles
- 3. What is the assessors file ID number and tax file ID number if available? APN 4208009050- 4208009045

**PROPERTY INFORMATION**

- 4. What is the size of the subject property lot or lots, in acres? 30.000 sqft
- 5. How many buildings comprise the subject property? 4
  - a. If the property is a mall or large retail center, please confirm and list ownership of each building. \_\_\_\_\_
- 6. What is the gross and net rentable square footage of the building(s)? ±10K sqft
- 7. What is the date of construction of the building(s)? When was the building(s) first occupied? 1950
- 8. How many tenant spaces or apartments are at the Subject Property? 0
- 9. Please list, to the best of your knowledge, any structural, water infiltration, mold, roof, plumbing, HVAC, Fire Alarm or electrical deficiencies or problems. None
- 10. Please list any deficiencies noted during any Building, Fire or Health Department inspections in the last three years. None
- 11. Please list the following utility providers:
 

Electricity: <u>LADWP</u>	
Water: <u>LADWP</u>	Storm Drainage: <u>L.A. Public Works</u>
Sanitary Sewer: <u>LA Sanitation</u>	Natural Gas or Oil: <u>The Gas Co.</u>
Trash Hauler: <u>Private</u>	and, Frequency of Pick-ups: _____

12. Please attach a brief history of the property.

**ENVIRONMENTAL SITE ASSESSMENT PRE- SURVEY QUESTIONNAIRE**

- 1. Describe the current uses of the property noting tenant names and oil/chemical usage. Vacant prior use was Gas station, auto shop & retail
- 2. Describe the past uses of the property noting tenant names and oil/chemical usage. prior use was Gas station, auto shop & retail



Environmental Site Assessment Pre-Survey Questionnaire

3. (Y) (N) Has a previous environmental site assessment report been prepared for the property? If yes, for what reason? Can RSB have a copy? **No**
4. (Y) (N) Has a subsurface investigation (Phase II) ever been conducted on the property, including soil sampling, groundwater sampling, or installation of groundwater monitoring wells? If yes, for what reason? What were the results? Can RSB have a copy of the report? Are there any groundwater monitoring wells currently located on the property? **No**
5. (Y) (N) Has contamination been identified at the Subject Property? Describe the nature of the contamination (i.e., source, media impacted, location, sampling, cleanup activities, regulatory status, etc.). Can RSB have copies of related documentation? **No**
6. (Y) (N) Has a spill or surficial release occurred at the Subject Property? Describe the nature of the spill/surficial release (i.e., source, location, response/cleanup actions, regulatory status, etc.). Can RSB have copies of related documentation? **No**
7. (Y) (N) Is the Subject Property listed with the USEPA and/or the state environmental regulatory agency as a contaminated site? If yes, please describe. Can RSB have copies of related documentation? **No**
8. (Y) (N) Has there ever been previous sampling for Asbestos, Lead-Based Paint, Lead in Water, or Radon? If yes, please describe. Can RSB have copies of related documentation? **Yes**
9. (Y) (N) Has there been any Asbestos or Lead-Based Paint abatement or Radon mitigation conducted at the Subject Property? Are there Asbestos and/or Lead-Based Paint Operations and Maintenance Plans for the Subject Property? If yes, please describe. Can RSB have copies of related documentation? **Yes, all identified asbestos has be abated See attached Report**
10. (Y) (N) Any known environmental liens, deed restrictions, or use limitations for the Property? If yes, please describe. Can RSB have copies of related documentation? **No**
11. (Y) (N) Any permitted or regulated activities (Hazardous waste generator, air) on the Property? If yes, please describe. **Yes, Gas Station**
12. (Y) (N) Are there any transformers or other electrical equipment, which may contain PCBs? If yes, please describe. Where are they? Who owns the transformer(s)? Who services them? **Don't Know, LADWP own transformers**
13. (Y) (N) Has an industrial or manufacturing operation, gas station, motor repair facility, commercial printing facility, dry cleaners, photo-developing laboratory, junk yard, landfill or waste, treatment, storage, disposal processing or recycling facility ever been located at or adjacent to the property? If yes, please describe. **Yes**
14. (Y) (N) Are there any discarded drums, barrels or containers, construction debris, damaged or discarded automobile or industrial batteries, or pesticides, paints or other chemicals in individual containers or drums of greater than five gallons or fifty gallons in aggregate located on the property? If yes, please describe. **No**
15. (Y) (N) Have there ever been any waste storage or treatment lagoons, pits, ponds, or surface impoundments on the property? If yes, please describe. **No**
16. (Y) (N) Does the property have floor drains not discharging to a sewer? Septic System? If yes, please describe. **No**
17. (Y) (N) Are there currently aboveground or underground storage tanks at the property? If yes, complete table.

Type of Tank	Size	Content	Installation Date	Spill/Leak Detection? Y or N
Above or <b>Underground</b>	don't know gal	Gasoline (Empty)	don't know	N
Above or Underground	gal			
Above or Underground	gal			
Above or Underground	gal			

18. Are you aware of any information to indicate that the Subject Property was sold for substantially below its fair market value? If so, please provide an explanation: **No. It was very expensive property.**

19. Additional comments and/or pertinent information relevant to this Phase I ESA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DOCUMENT AND INFORMATION CHECKLIST**

Please provide the following information (as much as possible in electronic format) so the Scientist can proceed with the survey of the property.

<b>A. Plans</b>	<b>B. Municipal Documents</b>	<b>C. Additional Information</b>
<ul style="list-style-type: none"><li>▪ ALTA Survey or Site Plan</li><li>▪ Reduced scale Site and Building Plans</li></ul>	<ul style="list-style-type: none"><li>▪ Certificate of Occupancy</li><li>▪ Building Permit</li><li>▪ Copy of tax cards</li><li>▪ UST/AST Registrations</li></ul>	<ul style="list-style-type: none"><li>▪ Tenant Rent Roll</li><li>▪ Historical Uses</li><li>▪ Previous Due Diligence Reports</li><li>▪ Copy of most Recent Appraisal</li></ul>

**RSB ACCESS REQUIREMENTS**

At the time of the site visit the Consultant is required to gain access to all areas of the property. This includes:

- All building interiors, including as applicable, common areas, lobbies, a representative sampling of offices, retail spaces, manufacturing or assembly areas, or apartments, community rooms, exercise rooms, pool areas, storage rooms, attics and basements, garages.
- All building perimeters
- All site amenities
- All building roofs, unless pitched asphalt shingles. This may require you to obtain and provide a ladder.
- All mechanical, electric, sprinkler, HVAC, utility, service, elevator, storage and equipment rooms

▼ Summary

**AIN: 4208-009-050** <sup>2</sup>

**Situs Address:**  
 10646 VENICE BLVD  
 LOS ANGELES CA 90232-3309

**Use Type:** Commercial  
**Parcel Type:** Regular Fee Parcel  
**Tax Rate Area:** 00067

**Parcel Status:** ACTIVE  
**Create Date:**  
**Delete Date:**  
**Tax Status:** CURRENT  
**Year Defaulted:**  
**Exemption:** None

**Building (0101) & Land Overview**  
**Use Code:** 2510  
**Design Type:** 2500  
**Quality Class:** S6

**# of Units:** 0  
**Beds/Baths:** 0/0  
**Building SqFt:** 195

**Year Built:** 1976  
**Effective Year:** 1976  
**Land SqFt:**



(<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-009>)

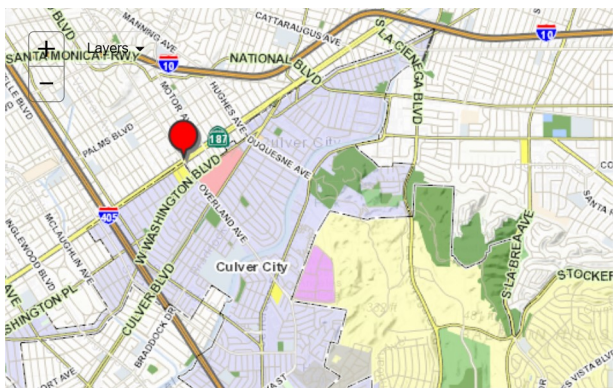
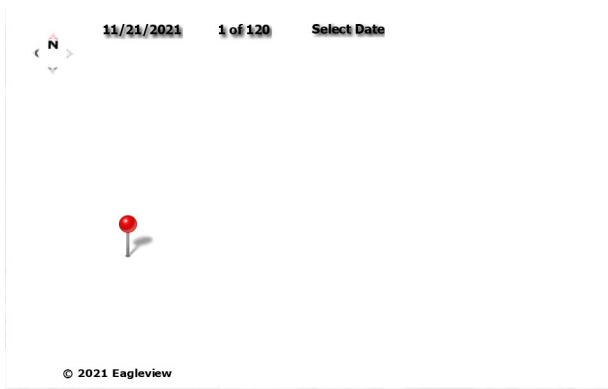
Parcel Map (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-009>) / Map Index (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-NDX>)

	2024 Roll Preparation	2023 Current Roll	RC	Year	2020 Base Value
\$	4,127,976 \$	4,047,036	T	2020	\$ 3,850,000
\$	51,464 \$	50,455	T	2020	\$ 48,000
\$	4,179,440 \$	4,097,491			\$ 3,898,000

**Assessor's Responsible Division**  
**District:** West District Office  
**Region:** 25  
**Cluster:** 25600

West District Office (<https://maps.google.com/?q=500+W.+Temple+St.+Room+183-19+Los+Angeles%2C+CA+90012-2770>)  
 500 W. Temple St. Room 183-19  
 Los Angeles, CA 90012-2770

Phone: (310) 665-5300  
 Toll Free: 1 (888) 807-2111  
 M-F 7:30 am to 5:00 pm



▼ Building and Land Characteristics

Land Information

Use Code = 2510 (Commercial)  
Total SqFt (GIS): 0

**Total SqFt (PDB):**  
**Usable SqFt:** 0  
**Acres:**  
**Land W' x D':** 0 x 0

**Sewers:**  
**Flight Path:**  
**X-Traffic:**  
**Freeway:**

**Corner Lot:**  
**Golf Front:**  
**Horse Lot:**  
**View:**

**Zoning:** (Refer Issuing Agency)  
**Code Split:**  
**Impairment:** None

**Situs Address:**  
 10646 VENICE BLVD LOS ANGELES CA 90232-3309

**Legal Description (for assessment purposes):**  
 \*TR=REGAL SQUARE\*(EX OF ST)\*LOTS 9, 10, 11 AND\*(EX OF STS) LOT 12 BLK 3

**Use Code:** 2510 (Commercial)  
 2 = Commercial  
 5 = Service Station  
 1 = Self Service  
 0 = No Additional Services

**Building Information**

**SUBPART:** 0101  
**Design Type:** 2500  
**Quality Class:** S6  
  
**# of Units:** 0  
**Beds/Baths:** 0/0  
**Building SqFt:** 195  
  
**Year Built:** 1976  
**Effective Year:** 1976  
**Depreciation:** C20 / / 0  
  
**RCN Other:** \$ 0  
**RCN Other Trended:** \$ 0  
**Year Change:**

**Design Type:** 2500  
 2 = Commercial  
 5 = Service Station  
 0 = Unused or Unknown Code (No Meaning)  
 0 = Unused or Unknown Code (No Meaning)

**SUMMARY:** Total  
  
**# of Units:** 0  
**Beds/Baths:** 0/0  
**Building SqFt:** 195  
**Avg SqFt/Unit:**

**▼ Events History**

Ownership () Parcel Change ()

Show Re-Assessable Only:

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
10/08/2019	50	Yes	2	00%-0	M	\$ 5,000,050	\$ 3,898,000
03/30/2009	50	No		00%-0		\$ 0	\$ 479,330
03/10/2006	50	No		00%-0		\$ 0	\$ 461,814
00/00/1976	50	Yes		00%-0		\$ 0	\$ 0

**▼ Assessment History**

Show All:  Hide Inactive Rolls:

Showing 1 to 10 of 47 entries.


Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
224-PSEG				10/08/2019	\$ 4,179,440	\$ 4,127,976	\$ 51,464
2230000	R	A	07/12/2023	10/08/2019	\$ 4,097,491	\$ 4,047,036	\$ 50,455
2220000	R	A	07/26/2022	10/08/2019	\$ 4,017,149	\$ 3,967,683	\$ 49,466
2210000	R	A	07/06/2021	10/08/2019	\$ 3,938,383	\$ 3,889,886	\$ 48,497
2200000	R	A	07/06/2020	10/08/2019	\$ 3,898,000	\$ 3,850,000	\$ 48,000
2190100	T	A	05/24/2020	10/08/2019	\$ 3,898,000	\$ 3,850,000	\$ 48,000
2190000	R	A	07/01/2019	03/30/2009	\$ 554,649	\$ 207,666	\$ 346,983
2180000	R	A	07/19/2018	03/30/2009	\$ 543,775	\$ 203,595	\$ 340,180
2170000	R	A	06/26/2017	03/30/2009	\$ 533,113	\$ 199,603	\$ 333,510
2160000	R	A	07/05/2016	03/30/2009	\$ 522,661	\$ 195,690	\$ 326,971

« 1 2 3 4 5 »

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PDB Effective Date: 01/16/2024

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 (<https://youtube.com/user/lacountyassessor>)



Summary

**AIN: 4208-009-048** 7

**Situs Address:**  
 10628 VENICE BLVD  
 LOS ANGELES CA 90232-3309

**Use Type:** Commercial  
**Parcel Type:** Regular Fee Parcel  
**Tax Rate Area:** 00067

**Parcel Status:** ACTIVE  
**Create Date:**  
**Delete Date:**  
**Tax Status:** CURRENT  
**Year Defaulted:**  
**Exemption:** None

**Building (0101) & Land Overview**  
**Use Code:** 1700  
**Design Type:** 1700  
**Quality Class:** D55B

**# of Units:** 0  
**Beds/Baths:** 0/0  
**Building SqFt:** 1,510

**Year Built:** 1952  
**Effective Year:** 1955  
**Land SqFt:**



(<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-009>)

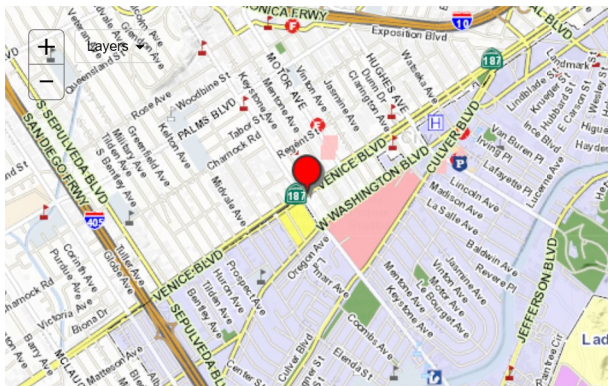
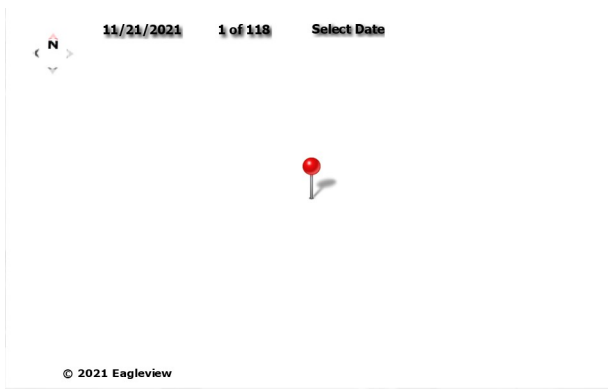
Parcel Map (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-009>) / Map Index (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-NDX>)

	2024 Roll Preparation	2023 Current Roll	RC	Year	2020 Base Value
\$	1,179,420 \$	1,156,295	T	2020	\$ 1,100,000
\$	2,143 \$	2,101	T	2020	\$ 2,000
\$	1,181,563 \$	1,158,396			\$ 1,102,000

**Assessor's Responsible Division**  
**District:** West District Office  
**Region:** 25  
**Cluster:** 25691 CULVER CITY

West District Office (<https://maps.google.com/?q=500+W.+Temple+St.+Room+183-19+Los+Angeles%2C+CA+90012-2770>)  
 500 W. Temple St. Room 183-19  
 Los Angeles, CA 90012-2770

Phone: (310) 665-5300  
 Toll Free: 1 (888) 807-2111  
 M-F 7:30 am to 5:00 pm



▼ Building and Land Characteristics

Land Information

Use Code = 1700 (Commercial)  
Total SqFt (GIS): 0

**Total SqFt (PDB):**  
**Usable SqFt:** 0  
**Acres:**  
**Land W' x D':** 0 x 0

**Sewers:**  
**Flight Path:**  
**X-Traffic:**  
**Freeway:**

**Corner Lot:**  
**Golf Front:**  
**Horse Lot:**  
**View:**

**Zoning:** (Refer Issuing Agency)  
**Code Split:**  
**Impairment:** None

**Situs Address:**  
 10628 VENICE BLVD LOS ANGELES CA 90232-3309

**Legal Description (for assessment purposes):**  
 REGAL SQUARE EX OF ST LOT 8 BLK 3

**Use Code:** 1700 (Commercial)  
 1 = Commercial  
 7 = Office Building  
 0 = Unused or Unknown Code (No Meaning)  
 0 = One Story

**Building Information**

**SUBPART:** 0101  
**Design Type:** 1700  
**Quality Class:** D55B  
  
**# of Units:** 0  
**Beds/Baths:** 0/0  
**Building SqFt:** 1,510  
  
**Year Built:** 1952  
**Effective Year:** 1955  
**Depreciation:** UC50 // 0  
  
**RCN Other:** \$ 260  
**RCN Other Trended:** \$ 2,263  
**Year Change:** 1973

**Design Type:** 1700  
 1 = Commercial  
 7 = Office Building  
 0 = Unused or Unknown Code (No Meaning)  
 0 = Unused or Unknown Code (No Meaning)

**SUMMARY:** Total  
  
**# of Units:** 0  
**Beds/Baths:** 0/0  
**Building SqFt:** 1,510  
**Avg SqFt/Unit:**

▼ **Events History**

Ownership () Parcel Change ()

Show Re-Assessable Only:

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
10/08/2019	50	Yes	2	00%-0	M	\$ 5,000,050	\$ 1,102,000
04/10/2009	50	No		00%-0		\$ 0	\$ 648,708
09/13/2006	50	Yes	1	00%-0	1	\$ 9	\$ 625,000
03/08/2006	50	Yes	1	00%-0	K	\$ 625,000	\$ 625,000
07/18/2002	50	No		00%-0		\$ 0	\$ 115,119
05/07/1990	50	No		00%-0		\$ 0	\$ 92,449
12/31/1986	50	Yes		33%-2		\$ 0	\$ 85,411
10/28/1983	50	No		00%-0		\$ 0	\$ 50,040

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
08/05/1976	50	Yes		00%-0		\$ 0	\$ 0

▼ Assessment History

Show All:  Hide Inactive Rolls:

Showing 1 to 10 of 51 entries.

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
224-PSEG				10/08/2019	\$ 1,181,563	\$ 1,179,420	2,143
2230000	R	A	07/12/2023	10/08/2019	\$ 1,158,396	\$ 1,156,295	2,101
2220000	R	A	07/26/2022	10/08/2019	\$ 1,135,683	\$ 1,133,623	2,060
2210000	R	A	07/06/2021	10/08/2019	\$ 1,113,416	\$ 1,111,396	2,020
2200000	R	A	07/06/2020	10/08/2019	\$ 1,102,000	\$ 1,100,000	2,000
2190100	T	A	05/24/2020	10/08/2019	\$ 1,102,000	\$ 1,100,000	2,000
2190000	R	A	07/01/2019	04/10/2009	\$ 750,644	\$ 630,546	120,098
2180000	R	A	07/19/2018	04/10/2009	\$ 735,927	\$ 618,183	117,744
2170000	R	A	06/26/2017	04/10/2009	\$ 721,498	\$ 606,062	115,436
2160000	R	A	07/05/2016	04/10/2009	\$ 707,352	\$ 594,179	113,173

« 1 2 3 4 5 ... »

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 (<https://youtube.com/user/lacountyassessor>)

Summary

**AIN: 4208-009-007**

**Situs Address:**  
 10626 VENICE BLVD  
 LOS ANGELES CA 90232-3309

**Use Type:** Commercial  
**Parcel Type:** Regular Fee Parcel  
**Tax Rate Area:** 00067

**Parcel Status:** ACTIVE  
**Create Date:**  
**Delete Date:**  
**Tax Status:** CURRENT  
**Year Defaulted:**  
**Exemption:** None

**Building (0101) & Land Overview**  
**Use Code:** 1900  
**Design Type:** 1900  
**Quality Class:** D55B

**# of Units:** 2  
**Beds/Baths:** 0/0  
**Building SqFt:** 1,456

**Year Built:** 1951  
**Effective Year:** 1951  
**Land SqFt:**



(<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-009>)

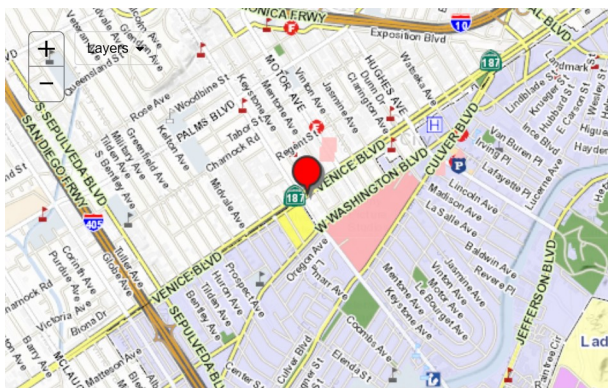
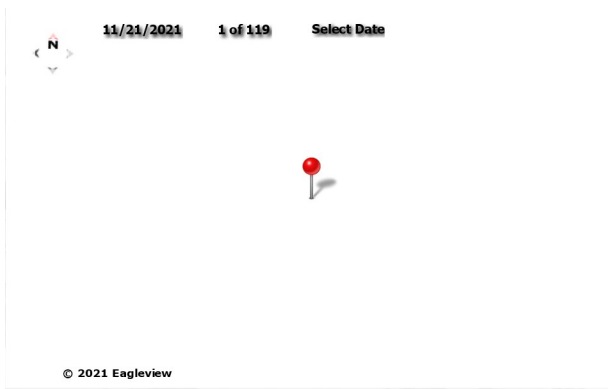
Parcel Map (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-009>) / Map Index (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-NDX>)

	2024 Roll Preparation	2023 Current Roll	RC	Year	2019 Base Value
\$	1,257,692 \$	1,233,032	T	2019	\$ 1,150,000
\$	382,774 \$	375,269	T	2019	\$ 350,000
\$	1,640,466 \$	1,608,301			\$ 1,500,000

**Assessor's Responsible Division**  
**District:** West District Office  
**Region:** 25  
**Cluster:** 25691 CULVER CITY

West District Office (<https://maps.google.com/?q=500+W.+Temple+St.+Room+183-19+Los+Angeles%2C+CA+90012-2770>)  
 500 W. Temple St. Room 183-19  
 Los Angeles, CA 90012-2770

Phone: (310) 665-5300  
 Toll Free: 1 (888) 807-2111  
 M-F 7:30 am to 5:00 pm



▼ Building and Land Characteristics

Land Information

Use Code = 1900 (Commercial)  
 Total SqFt (GIS): 0



**Total SqFt (PDB):**  
**Usable SqFt:** 0  
**Acres:**  
**Land W' x D':** 0 x 0

**Sewers:**  
**Flight Path:**  
**X-Traffic:**  
**Freeway:**

**Corner Lot:**  
**Golf Front:**  
**Horse Lot:**  
**View:**

**Zoning:** (Refer Issuing Agency)  
**Code Split:**  
**Impairment:** None

**Situs Address:**  
 10626 VENICE BLVD LOS ANGELES CA 90232-3309

**Legal Description (for assessment purposes):**  
 REGAL SQUARE EX OF ST LOT 7 BLK 3

**Use Code:** 1900 (Commercial)  
 1 = Commercial  
 9 = Professional Building  
 0 = Unused or Unknown Code (No Meaning)  
 0 = One Story

**Building Information**

**SUBPART:** 0101  
**Design Type:** 1900  
**Quality Class:** D55B  
  
**# of Units:** 2  
**Beds/Baths:** 0/0  
**Building SqFt:** 1,456  
  
**Year Built:** 1951  
**Effective Year:** 1951  
**Depreciation:** UC50 // 0  
  
**RCN Other:** \$ 220  
**RCN Other Trended:** \$ 1,915  
**Year Change:** 1973

**Design Type:** 1900  
 1 = Commercial  
 9 = Professional Building  
 0 = Unused or Unknown Code (No Meaning)  
 0 = Unused or Unknown Code (No Meaning)

**SUMMARY:** Total  
  
**# of Units:** 2  
**Beds/Baths:** 0/0  
**Building SqFt:** 1,456  
**Avg SqFt/Unit:** 728

▼ **Events History**

Ownership () Parcel Change ()

Show Re-Assessable Only:

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
04/30/2019	50	Yes	1	00%-0	K	\$ 1,500,015	\$ 1,500,000
11/09/2000	50	Yes	1	00%-0	K	\$ 245,002	\$ 245,000
10/25/1988	50	No		00%-0		\$ 0	\$ 58,388
03/10/1988	50	No		00%-0		\$ 0	\$ 0
12/04/1984	50	No		00%-0		\$ 0	\$ 53,944
02/45/1967	50	Yes		00%-0		\$ 0	\$ 0

▼ **Assessment History**

Show All:  Hide Inactive Rolls:

Showing 1 to 10 of 49 entries.

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
224-PSEG				04/30/2019	\$ 1,640,466	\$ 1,257,692	\$ 382,774
2230000	R	A	07/12/2023	04/30/2019	\$ 1,608,301	\$ 1,233,032	\$ 375,269
2220000	R	A	07/26/2022	04/30/2019	\$ 1,576,766	\$ 1,208,855	\$ 367,911
2210000	R	A	07/06/2021	04/30/2019	\$ 1,545,850	\$ 1,185,152	\$ 360,698
2200000	R	A	07/06/2020	04/30/2019	\$ 1,530,000	\$ 1,173,000	\$ 357,000
2190100	T	A	02/16/2020	04/30/2019	\$ 1,500,000	\$ 1,150,000	\$ 350,000
2190000	R	A	07/01/2019	11/09/2000	\$ 330,930	\$ 195,858	\$ 135,072
2180100	T	A	02/16/2020	04/30/2019	\$ 1,500,000	\$ 1,150,000	\$ 350,000
2180000	R	A	07/19/2018	11/09/2000	\$ 324,442	\$ 192,018	\$ 132,424
2170000	R	A	06/26/2017	11/09/2000	\$ 318,081	\$ 188,253	\$ 129,828

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 (<https://youtube.com/user/lacountyassessor>)

Summary

**AIN: 4208-009-006** 7

**Situs Address:**  
 10622 VENICE BLVD  
 LOS ANGELES CA 90232-3309

**Use Type:** Commercial  
**Parcel Type:** Regular Fee Parcel  
**Tax Rate Area:** 00067

**Parcel Status:** ACTIVE  
**Create Date:**  
**Delete Date:**  
**Tax Status:** CURRENT  
**Year Defaulted:**  
**Exemption:** None

**Building (0101) & Land Overview**

**Use Code:** 2700  
**Design Type:** 2700  
**Quality Class:**

**# of Units:** 0  
**Beds/Baths:** 0/0  
**Building SqFt:** 4,500

**Year Built:** 1971  
**Effective Year:** 1971  
**Land SqFt:**



(<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-009>)

Parcel Map (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-009>) / Map Index (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-NDX>)

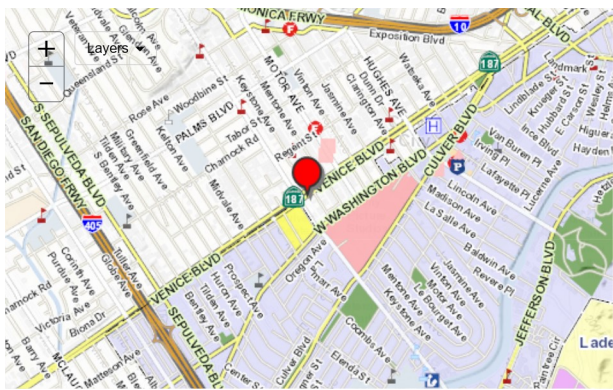
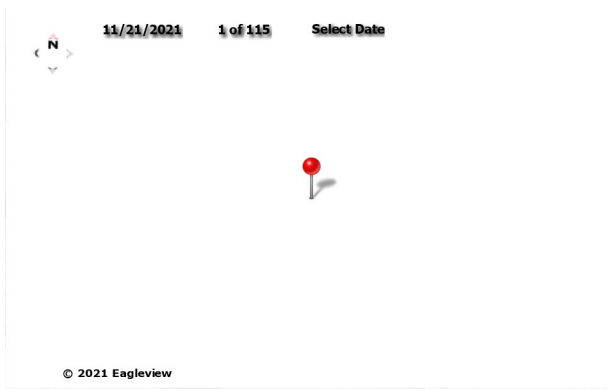
	2024 Roll Preparation	2023 Current Roll	RC	Year	2019 Base Value
\$	1,842,792 \$	1,806,659	T	2019	\$ 1,685,000
\$	5,467 \$	5,360	T	2019	\$ 5,000
\$	1,848,259 \$	1,812,019			\$ 1,690,000

**Assessor's Responsible Division**

**District:** West District Office  
**Region:** 25  
**Cluster:** 25691 CULVER CITY

West District Office (<https://maps.google.com/?q=500+W.+Temple+St.+Room+183-19+Los+Angeles%2C+CA+90012-2770>)  
 500 W. Temple St. Room 183-19  
 Los Angeles, CA 90012-2770

Phone: (310) 665-5300  
 Toll Free: 1 (888) 807-2111  
 M-F 7:30 am to 5:00 pm



▼ Building and Land Characteristics

Land Information

Use Code = 2700 (Commercial)  
Total SqFt (GIS): 0

**Total SqFt (PDB):**  
**Usable SqFt:** 0  
**Acres:**  
**Land W' x D':** 0 x 0

**Sewers:**  
**Flight Path:**  
**X-Traffic:**  
**Freeway:**

**Corner Lot:**  
**Golf Front:**  
**Horse Lot:**  
**View:**

**Zoning:** (Refer Issuing Agency)  
**Code Split:**  
**Impairment:** None

**Situs Address:**  
 10622 VENICE BLVD LOS ANGELES CA 90232-3309

**Legal Description (for assessment purposes):**  
 REGAL SQUARE LOT COM AT MOST S COR OF LOT 6 BLK 3 TH N 32°40'15" W 100 FT TH N 55°41'25" E 50 FT TH S 32°40'15" E TO A LINE PARALLEL WITH AND DIST NW AT R/A 50 FT FROM SE LINE OF LOT 5 SD BLK TH S 55°41'25" W TO A LINE PARALLEL WITH AND DIST SW AT R/A 10 FT FROM NE LINE OF SD LOT 5 TH S 32°40'15" E TO SD SE LINE TH S 55°41'25" W TO BEG PART OF LOTS 5 AND LOT 6 BLK 3

**Use Code:** 2700 (Commercial)  
 2 = Commercial  
 7 = Parking Lot (Commercial Use Property)  
 0 = Lots - Patron or Employee  
 0 = One Story

**Building Information**

**SUBPART:** 0101  
**Design Type:** 2700  
**Quality Class:**  
  
**# of Units:** 0  
**Beds/Baths:** 0/0  
**Building SqFt:** 4,500  
  
**Year Built:** 1971  
**Effective Year:** 1971  
**Depreciation:** UC20 / / 0  
  
**RCN Other:** \$ 0  
**RCN Other Trended:** \$ 0  
**Year Change:** 1973

**Design Type:** 2700  
 2 = Commercial  
 7 = Parking Lot (Commercial or Patron)  
 0 = Unused or Unknown Code (No Meaning)  
 0 = Unused or Unknown Code (No Meaning)

**SUMMARY:** Total  
  
**# of Units:** 0  
**Beds/Baths:** 0/0  
**Building SqFt:** 0  
**Avg SqFt/Unit:**

▼ **Events History**

Ownership ( ) Parcel Change ( )

Show Re-Assessable Only:

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
01/31/2019	50	Yes	1	00%-0	K	\$ 1,690,016	\$ 1,690,000
04/02/2007	50	No		00%-0		\$ 0	\$ 70,322
10/01/2004	50	No		00%-0		\$ 0	\$ 66,269
02/27/1998	50	No		00%-0		\$ 0	\$ 58,927
04/07/1977	50	Yes	1	00%-0	1	\$ 40,000	\$ 0
03/09/1972	50	Yes			Z	\$ 0	\$ 0

▼ Assessment History

Show All:  Hide Inactive Rolls:

Showing 1 to 10 of 45 entries.

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
224-PSEG				01/31/2019	\$ 1,848,259	\$ 1,842,792	5,467
2230000	R	A	07/12/2023	01/31/2019	\$ 1,812,019	\$ 1,806,659	5,360
2220000	R	A	07/26/2022	01/31/2019	\$ 1,776,490	\$ 1,771,235	5,255
2210000	R	A	07/06/2021	01/31/2019	\$ 1,741,657	\$ 1,736,505	5,152
2200000	R	A	07/06/2020	01/31/2019	\$ 1,723,800	\$ 1,718,700	5,100
2190100	T	A	02/16/2020	01/31/2019	\$ 1,690,000	\$ 1,685,000	5,000
2190000	R	A	07/01/2019	04/02/2007	\$ 82,793	\$ 78,265	4,528
2180100	T	A	02/16/2020	01/31/2019	\$ 1,690,000	\$ 1,685,000	5,000
2180000	R	A	07/19/2018	04/02/2007	\$ 81,171	\$ 76,731	4,440
2170000	R	A	06/26/2017	04/02/2007	\$ 79,580	\$ 75,227	4,353

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PDB Effective Date: 01/16/2024

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 (<https://www.linkedin.com/company/los-angeles-county-office-of-the-assessor>)

 (<https://youtube.com/user/lacountyassessor>)



Summary

**AIN: 4208-009-004**

**Situs Address:**  
 10610 VENICE BLVD  
 LOS ANGELES CA 90232-3309

**Use Type:** Multi-Family Residence  
**Parcel Type:** Regular Fee Parcel  
**Tax Rate Area:** 00067

**Parcel Status:** ACTIVE  
**Create Date:**  
**Delete Date:**  
**Tax Status:** CURRENT  
**Year Defaulted:**  
**Exemption:** None

**Building (0101) & Land Overview**

**Use Code:** 0400  
**Design Type:** 0400  
**Quality Class:**

**# of Units:** 4  
**Beds/Baths:** 5/4  
**Building SqFt:** 2,645

**Year Built:** 1950  
**Effective Year:** 1950  
**Land SqFt:** 6,000



(<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-009>)

Parcel Map (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-009>) / Map Index (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-NDX>)

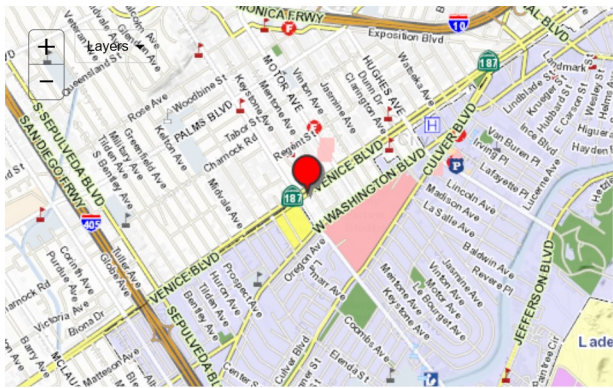
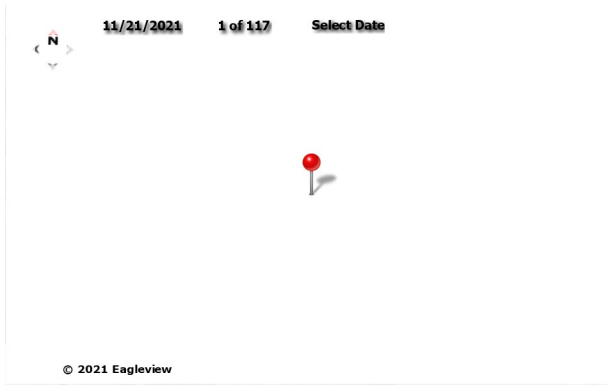
	2024 Roll Preparation	2023 Current Roll	RC	Year	2019 Base Value
\$	2,624,749 \$	2,573,284	T	2019 \$	2,400,000
\$	54,681 \$	53,609	T	2019 \$	50,000
\$	2,679,430 \$	2,626,893		\$	2,450,000

**Assessor's Responsible Division**

**District:** West District Office  
**Region:** 09  
**Cluster:** 09404 BALDWIN/FOX HLS

West District Office (<https://maps.google.com/?q=500+W.+Temple+St.+Room+183-19+Los+Angeles%2C+CA+90012-2770>)  
 500 W. Temple St. Room 183-19  
 Los Angeles, CA 90012-2770

Phone: (310) 665-5300  
 Toll Free: 1 (888) 807-2111  
 M-F 7:30 am to 5:00 pm



▼ Building and Land Characteristics

Land Information

Use Code = 0400 (Multi-Family Residence)  
 Total SqFt (GIS): 0

**Total SqFt (PDB):** 6,000  
**Usable SqFt:** 5,500  
**Acres:**  
**Land W' x D':** 60 x 100

**Sewers:** Yes  
**Flight Path:** No  
**X-Traffic:** Yes  
**Freeway:** No

**Corner Lot:** No  
**Golf Front:** No  
**Horse Lot:** No  
**View:** None

**Zoning:** (Refer Issuing Agency)  
**Code Split:** No  
**Impairment:** None

**Situs Address:**  
 10610 VENICE BLVD LOS ANGELES CA 90232-3309

**Legal Description (for assessment purposes):**  
 REGAL SQUARE EX OF ST LOTS 3 AND 4 AND NE 10 FT MEASURED AT R/A TO NE LINE OF SE 50 FT MEASURED AT R/A TO SE LINE OF LOT 5 BLK 3

**Use Code:** 0400 (Multi-Family Residence)  
 0 = Residential  
 4 = Four Units (Any Combination)  
 0 = 4 Stories or Less  
 0 = Unused or Unknown Code (No Meaning)

**Building Information**

**SUBPART:** 0101  
**Design Type:** 0400  
**Quality Class:**

**# of Units:** 4  
**Beds/Baths:** 5/4  
**Building SqFt:** 2,645

**Year Built:** 1950  
**Effective Year:** 1950  
**Depreciation:** / 3A / 75

**RCN Other:** \$ 0  
**RCN Other Trended:** \$ 0  
**Year Change:** 1971

**Design Type:** 0400  
 0 = Residential  
 4 = Four Units (Any Combination)  
 0 = Unused or Unknown Code (No Meaning)  
 0 = Unused or Unknown Code (No Meaning)

**SUMMARY:** *Total*  
**# of Units:** 4  
**Beds/Baths:** 5/4  
**Building SqFt:** 2,645  
**Avg SqFt/Unit:** 661

▼ Events History

Ownership () Parcel Change ()

Show Re-Assessable Only:

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
01/31/2019	50	Yes	1	00%-0	K	\$ 2,450,024	\$ 2,450,000
11/23/2005	50	Yes	1	00%-0	K	\$ 960,009	\$ 960,000
11/17/2004	78	Yes	1	00%-0	1	\$ 810,008	\$ 810,000
11/17/2004	48	Yes	1	00%-0		\$ 0	\$ 496,000
11/17/2004	22	Yes		00%-0		\$ 0	\$ 496,000
12/03/2003	50	Yes		00%-0		\$ 0	\$ 460,000
12/16/1988	50	Yes	1	00%-0		\$ 450,000	\$ 450,000
01/20/1978	50	Yes		00%-0		\$ 0	\$ 0

▼ Assessment History

Show All:  Hide Inactive Rolls:

Showing 1 to 10 of 56 entries.

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
224-PSEG				01/31/2019	\$ 2,679,430	\$ 2,624,749	\$ 54,681
2230000	R	A	07/12/2023	01/31/2019	\$ 2,626,893	\$ 2,573,284	\$ 53,609
2220000	R	A	07/26/2022	01/31/2019	\$ 2,575,386	\$ 2,522,828	\$ 52,558
2210000	R	A	07/06/2021	01/31/2019	\$ 2,524,889	\$ 2,473,361	\$ 51,528
2200000	R	A	07/06/2020	01/31/2019	\$ 2,499,000	\$ 2,448,000	\$ 51,000
2190100	T	A	05/17/2020	01/31/2019	\$ 2,450,000	\$ 2,400,000	\$ 50,000
2190000	R	A	07/01/2019	11/23/2005	\$ 1,176,055	\$ 728,911	\$ 447,144
2180100	T	A	05/17/2020	01/31/2019	\$ 2,450,000	\$ 2,400,000	\$ 50,000
2180000	R	A	07/19/2018	11/23/2005	\$ 1,152,996	\$ 714,619	\$ 438,377
2170000	R	A	06/26/2017	11/23/2005	\$ 1,130,389	\$ 700,607	\$ 429,782

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PDB Effective Date: 01/16/2024

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 (<https://youtube.com/user/lacountyassessor>)

Summary

**AIN: 4208-009-003**

**Situs Address:**  
 10606 VENICE BLVD  
 LOS ANGELES CA 90232-3309

**Use Type:** Commercial  
**Parcel Type:** Regular Fee Parcel  
**Tax Rate Area:** 00067

**Parcel Status:** ACTIVE  
**Create Date:**  
**Delete Date:**  
**Tax Status:** CURRENT  
**Year Defaulted:**  
**Exemption:** None

**Building (0101) & Land Overview**

**Use Code:** 1210  
**Design Type:** 1210  
**Quality Class:** D6

**# of Units:** 2  
**Beds/Baths:** 0/0  
**Building SqFt:** 1,900

**Year Built:** 1961  
**Effective Year:** 1965  
**Land SqFt:**



(<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-009>)

Parcel Map (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-009>) / Map Index (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-NDX>)

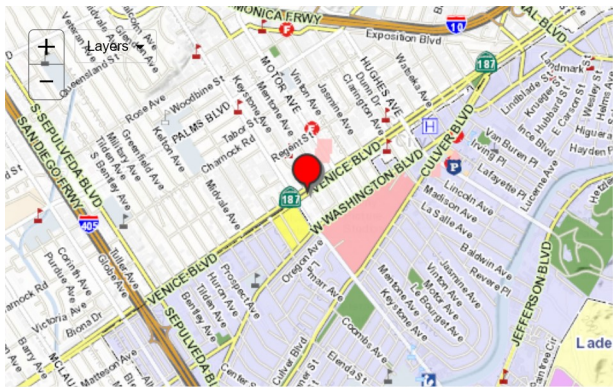
	2024 Roll Preparation	2023 Current Roll	RC	Year	2021 Base Value
\$	1,538,751 \$	1,508,580	T	2021	\$ 1,450,000
\$	0 \$	0	T	2021	\$ 0
\$	1,538,751 \$	1,508,580			\$ 1,450,000

**Assessor's Responsible Division**

**District:** West District Office  
**Region:** 25  
**Cluster:** 25691 CULVER CITY

West District Office (<https://maps.google.com/?q=500+W.+Temple+St.+Room+183-19+Los+Angeles%2C+CA+90012-2770>)  
 500 W. Temple St. Room 183-19  
 Los Angeles, CA 90012-2770

Phone: (310) 665-5300  
 Toll Free: 1 (888) 807-2111  
 M-F 7:30 am to 5:00 pm



▼ Building and Land Characteristics

Land Information

Use Code = 1210 (Commercial)  
Total SqFt (GIS): 0



**Total SqFt (PDB):**  
**Usable SqFt:** 0  
**Acres:**  
**Land W' x D':** 0 x 0

**Sewers:**  
**Flight Path:**  
**X-Traffic:**  
**Freeway:**

**Corner Lot:**  
**Golf Front:**  
**Horse Lot:**  
**View:**

**Zoning:** (Refer Issuing Agency)  
**Code Split:**  
**Impairment:** None

**Situs Address:**  
 10606 VENICE BLVD LOS ANGELES CA 90232-3309

**Legal Description (for assessment purposes):**  
 REGAL SQUARE EX OF ST LOT 2 BLK 3

**Use Code:** 1210 (Commercial)  
 1 = Commercial  
 2 = Store Combination  
 1 = Store and Residential Combination  
 0 = One Story

**Building Information**

**SUBPART:** 0101  
**Design Type:** 1210  
**Quality Class:** D6  
  
**# of Units:** 2  
**Beds/Baths:** 0/0  
**Building SqFt:** 1,900  
  
**Year Built:** 1961  
**Effective Year:** 1965  
**Depreciation:** UR55 // 0  
  
**RCN Other:** \$ 1,690  
**RCN Other Trended:** \$ 14,713  
**Year Change:** 1973

**Design Type:** 1210  
 1 = Commercial  
 2 = Store and Office  
 1 = Residential Combination  
 0 = Unused or Unknown Code (No Meaning)

**SUMMARY:** Total  
  
**# of Units:** 2  
**Beds/Baths:** 0/0  
**Building SqFt:** 1,900  
**Avg SqFt/Unit:** 950

▼ **Events History**

Ownership () Parcel Change ()

Show Re-Assessable Only:

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
01/15/2021	50	Yes	1	00%-0	K	\$ 1,450,014	\$ 1,450,000
03/13/2014	50	Yes	1	00%-0	K	\$ 0	\$ 732,000
05/18/1988	50	No	1	00%-0	K	\$ 0	\$ 123,122
08/27/1981	50	Yes	1	33%-0		\$ 0	\$ 0

▼ **Assessment History**

Show All:  Hide Inactive Rolls:

Showing 1 to 10 of 52 entries.

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
224-PSEG				01/15/2021	\$ 1,538,751	\$ 1,538,751	\$ 0
2230000	R	A	07/12/2023	01/15/2021	\$ 1,508,580	\$ 1,508,580	\$ 0
2220000	R	A	07/26/2022	01/15/2021	\$ 1,479,000	\$ 1,479,000	\$ 0
2210100	T	A	01/02/2022	01/15/2021	\$ 1,450,000	\$ 1,450,000	\$ 0
2210000	R	A	07/06/2021	03/13/2014	\$ 828,989	\$ 566,252	\$ 262,737
2200100	T	A	01/02/2022	01/15/2021	\$ 1,450,000	\$ 1,450,000	\$ 0
2200001	C	A	04/25/2021	03/13/2014	\$ 820,489	\$ 560,446	\$ 260,043
2200000	R	I	07/06/2020	05/18/1988	\$ 211,229	\$ 103,939	\$ 107,290
2190001	C	A	04/25/2021	03/13/2014	\$ 804,402	\$ 549,457	\$ 254,945
2190000	R	I	07/01/2019	05/18/1988	\$ 207,088	\$ 101,901	\$ 105,187

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 (<https://youtube.com/user/lacountyassessor>)

Summary

**AIN: 4208-009-045**

**Situs Address:**  
 10602 VENICE BLVD  
 LOS ANGELES CA 90232-3309

**Use Type:** Commercial  
**Parcel Type:** Regular Fee Parcel  
**Tax Rate Area:** 00067

**Parcel Status:** ACTIVE  
**Create Date:**  
**Delete Date:**  
**Tax Status:** CURRENT  
**Year Defaulted:**  
**Exemption:** None

**Building (0101) & Land Overview**  
**Use Code:** 2600  
**Design Type:** 2600  
**Quality Class:** C55B

**# of Units:** 0  
**Beds/Baths:** 0/0  
**Building SqFt:** 1,860

**Year Built:** 1962  
**Effective Year:** 1962  
**Land SqFt:** 3,300



(<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-009>)

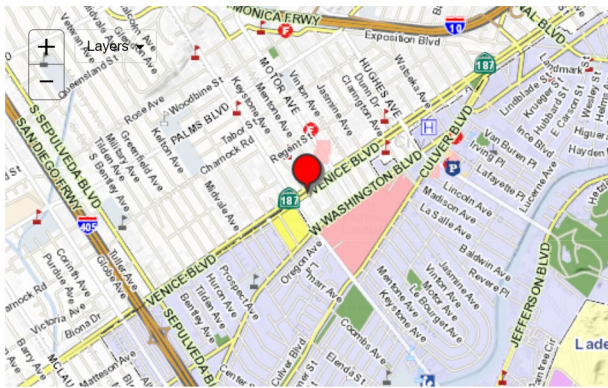
Parcel Map (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-009>) / Map Index (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4208-NDX>)

	2024 Roll Preparation	2023 Current Roll	RC	Year	2021 Base Value
\$	2,350,575 \$	2,304,486	T	2021	\$ 2,215,000
\$	0 \$	0	T	2021	\$ 0
\$	2,350,575 \$	2,304,486			\$ 2,215,000

**Assessor's Responsible Division**  
**District:** West District Office  
**Region:** 25  
**Cluster:** 25691 CULVER CITY

West District Office (<https://maps.google.com/?q=500+W.+Temple+St.+Room+183-19+Los+Angeles%2C+CA+90012-2770>)  
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 Los Angeles, CA 90012-2770

Phone: (310) 665-5300  
 Toll Free: 1 (888) 807-2111  
 M-F 7:30 am to 5:00 pm



▼ Building and Land Characteristics

Land Information

Use Code = 2600 (Commercial)  
Total SqFt (GIS): 0

**Total SqFt (PDB):** 3,300  
**Usable SqFt:** 3,257  
**Acres:**  
**Land W' x D':** 33 x 100

**Sewers:** Yes  
**Flight Path:** No  
**X-Traffic:** Yes  
**Freeway:** No

**Corner Lot:** Yes  
**Golf Front:** No  
**Horse Lot:** No  
**View:** None

**Zoning:** (Refer Issuing Agency)  
**Code Split:** No  
**Impairment:** None

**Situs Address:**  
 10602 VENICE BLVD LOS ANGELES CA 90232-3309

**Legal Description (for assessment purposes):**  
 REGAL SQUARE EX OF ST LOT 1 BLK 3

**Use Code:** 2600 (Commercial)  
 2 = Commercial  
 6 = Auto, Recreation Equipment, Construction Equipment Sales and Service  
 0 = Auto Body Repair Shop  
 0 = One Story

**Building Information**

**SUBPART:** 0101  
**Design Type:** 2600  
**Quality Class:** C55B

**# of Units:** 0  
**Beds/Baths:** 0/0  
**Building SqFt:** 1,860

**Year Built:** 1962  
**Effective Year:** 1962  
**Depreciation:** UC50 // 0

**RCN Other:** \$ 840  
**RCN Other Trended:** \$ 7,313  
**Year Change:** 1973

**Design Type:** 2600  
 2 = Commercial  
 6 = Auto, Recreation Equipment, Construction Equipment Sales and Service  
 0 = Unused or Unknown Code (No Meaning)  
 0 = Unused or Unknown Code (No Meaning)

**SUMMARY:** Total

**# of Units:** 0  
**Beds/Baths:** 0/0  
**Building SqFt:** 1,860  
**Avg SqFt/Unit:**

**▼ Events History**

Ownership () Parcel Change ()

Show Re-Assessable Only:

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
01/15/2021	50	Yes	1	00%-0	K	\$ 2,215,022	\$ 2,215,000
07/11/2001	50	No		00%-0		\$ 0	\$ 300,000
10/21/1988	75	Yes	1	00%-0	1	\$ 330,003	\$ 330,000
10/21/1988	50	Yes	1		A	\$ 0	\$ 0
10/21/1988	25	Yes	1	00%-0		\$ 330,003	\$ 78,446
03/17/1977	50	Yes		00%-0		\$ 0	\$ 0

**▼ Assessment History**

Show All:  Hide Inactive Rolls:

Showing 1 to 10 of 47 entries.

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
224-PSEG				01/15/2021	\$ 2,350,575	\$ 2,350,575	\$ 0
2230000	R	A	07/12/2023	01/15/2021	\$ 2,304,486	\$ 2,304,486	\$ 0
2220000	R	A	07/26/2022	01/15/2021	\$ 2,259,300	\$ 2,259,300	\$ 0
2210100	T	A	01/02/2022	01/15/2021	\$ 2,215,000	\$ 2,215,000	\$ 0
2210000	R	A	07/06/2021	07/11/2001	\$ 572,093	\$ 433,415	\$ 138,678
2200100	T	A	01/02/2022	01/15/2021	\$ 2,215,000	\$ 2,215,000	\$ 0
2200000	R	A	07/06/2020	07/11/2001	\$ 566,228	\$ 428,971	\$ 137,257
2190000	R	A	07/01/2019	07/11/2001	\$ 555,126	\$ 420,560	\$ 134,566
2180000	R	A	07/19/2018	07/11/2001	\$ 544,242	\$ 412,314	\$ 131,928
2170000	R	A	06/26/2017	07/11/2001	\$ 533,572	\$ 404,230	\$ 129,342

« 1 2 3 4 5 »

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PDB Effective Date: 01/16/2024

 (<https://facebook.com/LACAssessor>)

 (<https://www.twitter.com/LACASSESSOR>)

 (<https://www.linkedin.com/company/los-angeles-county-office-of-the-assessor>)

 (<https://youtube.com/user/lacountyassessor>)



## Local FOIA Request: 10646-10602 Venice Blvd, Los Angeles, CA 90232

RSB Assessments <assessments@rsbenv.com>

Thu 2/8/2024 4:41 AM

To:cityclerk@lacity.org <CityClerk@lacity.org>;publicrecords@rrcc.lacounty.gov <publicrecords@rrcc.lacounty.gov>

Cc:RSB Assessments <assessments@rsbenv.com>

Hello,

RSB Environmental is currently conducting Phase I Environmental Site Assessment for the below mentioned property:

Located at: 10646-10602 Venice Blvd, Los Angeles, CA 90232

As a part of these assessment, we wish to determine whether government agencies possess records on the subject property that may include potential concerns. We request the following information:

- Copies of any records of outstanding or open building or fire code violations at the property.
- Copies of any records indicating the installation and/or removal of an above ground or underground storage tank at the property.
- Copies of any records indicating that the fire department has responded to the property for the purpose of cleaning up a release of hazardous materials.
- Copies of any building permits or any open building permits at the property.
- Copies of Certificates of Occupancy for the property.

Please call (832.291.3473) or email ([assessments@rsbenv.com](mailto:assessments@rsbenv.com)) me to discuss the file information or if you require further information. Thank you for your time and attention regarding this matter.

Regards,

Sachin Butala, P.E.

## State FOIA Request: 10646-10602 Venice Blvd, Los Angeles, CA 90232

RSB Assessments <assessments@rsbenv.com>

Thu 2/8/2024 4:39 AM

To:PRARRequests@calepa.ca.gov <PRARRequests@calepa.ca.gov>

Cc:RSB Assessments <assessments@rsbenv.com>

Hello,

RSB Environmental is currently conducting the Phase I Environmental Site Assessment for 10646-10602 Venice Blvd, Los Angeles, CA 90232

The ASTM Practice E1527-21 Standard Practice of Environmental Site Assessments requires that a records search be conducted with local regulatory departments for information regarding the subject property. Of particular interest are the following items:

- Records regarding hazardous materials usage/storage/incidents or known environmental concerns/contamination which may have affected the property.
- Records regarding above ground or underground storage tank (UST) systems, which are currently or historically located at the property.
- Record of septic systems installation and repairs at the subject property.
- Records of wells in connection with the subject property.

Please call (832.291.3473) or email ([assessments@rsbenv.com](mailto:assessments@rsbenv.com)) to discuss the file information or if you require further information. Thank you for your time and attention regarding this matter.

Regards,

Sachin Butala, P.E.



# STATE WATER RESOURCES CONTROL BOARD GEOTRACKER

## GOODYEAR TIRE & RUBBER (T0603704756) - [\(MAP\)](#)

[SIGN UP FOR EMAIL ALERTS](#)

10704 VENICE BLVD  
CULVER CITY, CA 90232  
LOS ANGELES COUNTY  
**LUST CLEANUP SITE** ([INFO](#))  
**COMPLETED - CASE CLOSED AS OF 4/25/1996** - [DEFINITION](#)  
[PRINTABLE CASE SUMMARY](#) / [CSM REPORT](#)

**CLEANUP OVERSIGHT AGENCIES**  
LOS ANGELES COUNTY ([LEAD](#))  
**CASE MANAGER:** [JOHN AWLUJO](#)  
LOS ANGELES RWQCB (REGION 4) - CASE #: R-07167  
**CASE MANAGER:** [YUE RONG](#)

[Summary](#) [Cleanup Action Report](#) [Regulatory Activities](#) [Environmental Data \(ESI\)](#) [Site Maps / Documents](#) [Community Involvement](#) [Related Cases](#)

### Regulatory Profile

[PRINTABLE CASE SUMMARY](#)

**CLEANUP STATUS** - [DEFINITIONS](#)

**COMPLETED - CASE CLOSED AS OF 4/25/1996** - [CLEANUP STATUS HISTORY](#)

**POTENTIAL CONTAMINANTS OF CONCERN**

AVIATION

**FILE LOCATION**

**DWR GROUNDWATER SUB-BASIN NAME**

Coastal Plain Of Los Angeles - Santa Monica (4-011.01)

**POTENTIAL MEDIA OF CONCERN**

SOIL

**DESIGNATED GROUNDWATER BENEFICIAL USE(S)** - [DEFINITIONS](#)

MUN, AGR, IND, PROC

**CALWATER WATERSHED NAME**

Santa Monica Bay - Interior Santa Monica Bay - Culver City (404.61)

### Site History

No site history available

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# Handler Profile

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CAL000249219 - G & R RENT A CAR

Status: **INACTIVE**

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-

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<p><b>ID Number Profile</b></p> <p>ID Number: CAL000249219                  Facility Name: G &amp; R RENT A CAR                  ID Number Status: <b>INACTIVE (expired: 10/2/2014)</b>                  ID Type: PERMANENT                  ID Category: STATE                  Entity Types: GENERATOR                  Issued Date: 3/4/2002                  Last Updated: 10/2/2014</p>	<p><b>Facility Address</b></p> <p>10620 VENICE BLVD                  CULVER CITY, CA 90232                  LOS ANGELES County                  (34.016298, -118.411056)</p>	<p><b>Mailing Address</b></p> <p>10620 VENICE BLVD                  CULVER CITY, CA 90232</p>
--	--	---

<p><b>Owner</b></p> <p><b>GREG SMITH</b>                  10620 VENICE BLVD                  CULVER CITY, CA 90232                  (310) 478-4208</p>	<p><b>Contact</b></p> <p><b>GREG SMITH</b>                  10620 VENICE BLVD                  CULVER CITY, CA 90232                  (310) 478-4208</p>
--	--

<p><b>CalEnviroScreen 4.0 Results</b></p> <p><b>Census Tract:</b> 6037269903 (Population: 3421)                  The results for each indicator range from 0-100 and represent the percentile ranking of census tract 6037269903 relative to other census tracts.</p> <table border="0"> <tr> <td><b>Overall Percentiles</b></td> <td></td> <td><b>Environmental Effects</b></td> <td></td> </tr> <tr> <td>CalEnviroScreen:</td> <td>55</td> <td>Cleanup Sites:</td> <td>0</td> </tr> <tr> <td>Pollution Burden:</td> <td>55</td> <td>Groundwater Threats:</td> <td>11</td> </tr> <tr> <td>Population Characteristics:</td> <td>50</td> <td>Hazardous Waste:</td> <td>28</td> </tr> <tr> <td></td> <td></td> <td>Solid Waste:</td> <td>59</td> </tr> </table>	<b>Overall Percentiles</b>		<b>Environmental Effects</b>		CalEnviroScreen:	55	Cleanup Sites:	0	Pollution Burden:	55	Groundwater Threats:	11	Population Characteristics:	50	Hazardous Waste:	28			Solid Waste:	59	<p><b>NAICS Codes</b></p> <table border="1"> <tr> <td>532111</td> <td>Passenger Car Rental</td> </tr> </table>	532111	Passenger Car Rental
<b>Overall Percentiles</b>		<b>Environmental Effects</b>																					
CalEnviroScreen:	55	Cleanup Sites:	0																				
Pollution Burden:	55	Groundwater Threats:	11																				
Population Characteristics:	50	Hazardous Waste:	28																				
		Solid Waste:	59																				
532111	Passenger Car Rental																						

**Annual ID Number Verification History**

Year	Status	Method	VQ Number (eVQ)	Completion Date
2013		PAPER		10/14/2013

2012	PAPER	10/17/2012
2011	PAPER	9/21/2011
2010	PAPER	11/2/2010
2009	PAPER	10/6/2009
2008	PAPER	4/15/2009
2007	PAPER	10/3/2007
2006	PAPER	11/2/2006
2005	PAPER	9/27/2005
2004	PAPER	10/25/2004

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**Manifests**



No Manifest Data for this ID Number.

**Waste Code Matrix**



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# Handler Profile

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CAC002555393 - ECONOMY ENVIRONMENTAL INC

Status: **INACTIVE**

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<p><b>ID Number Profile</b></p> <p>ID Number: CAC002555393                  Facility Name: ECONOMY ENVIRONMENTAL INC                  ID Number Status: <b>INACTIVE (expired: 18/3/2003)</b>                  ID Type: TEMPORARY                  ID Category: STATE                  Entity Types: GENERATOR                  Issued Date: 19/8/2002                  Last Updated: 10/1/2003</p>	<p><b>Facility Address</b></p> <p>10646 VENICE BLVD                  LOS ANGELES, CA 90232                  LOS ANGELES County                  (34.016175, -118.411274)</p>	<p><b>Mailing Address</b></p> <p>10646 VENICE BLVD                  LOS ANGELES, CA 90232</p>
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<p><b>Owner</b></p> <p><b>ECONOMY ENVIRONMENTAL INC</b>                  10646 VENICE BLVD                  LOS ANGELES, CA 90232                  (714) 840-9602</p>	<p><b>Contact</b></p> <p><b>DAVID HODGE/FIELD TECHNICIAN</b>                  10646 VENICE BLVD                  LOS ANGELES, CA 90232                  (714) 840-9602</p>
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<p><b>CalEnviroScreen 4.0 Results</b></p> <p><b>Census Tract:</b> 6037269903 (Population: 3421)                  The results for each indicator range from 0-100 and represent the percentile ranking of census tract 6037269903 relative to other census tracts.</p> <table border="0"> <tr> <td><b>Overall Percentiles</b></td> <td></td> <td><b>Environmental Effects</b></td> <td></td> </tr> <tr> <td>CalEnviroScreen:</td> <td style="text-align: right;">55</td> <td>Cleanup Sites:</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Pollution Burden:</td> <td style="text-align: right;">55</td> <td>Groundwater Threats:</td> <td style="text-align: right;">11</td> </tr> <tr> <td>Population Characteristics:</td> <td style="text-align: right;">50</td> <td>Hazardous Waste:</td> <td style="text-align: right;">28</td> </tr> <tr> <td></td> <td></td> <td>Solid Waste:</td> <td style="text-align: right;">59</td> </tr> </table>	<b>Overall Percentiles</b>		<b>Environmental Effects</b>		CalEnviroScreen:	55	Cleanup Sites:	0	Pollution Burden:	55	Groundwater Threats:	11	Population Characteristics:	50	Hazardous Waste:	28			Solid Waste:	59	<p><b>NAICS Codes</b></p>
<b>Overall Percentiles</b>		<b>Environmental Effects</b>																			
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Population Characteristics:	50	Hazardous Waste:	28																		
		Solid Waste:	59																		

**Annual ID Number Verification History**

Year	Status	Method	VQ Number (eVQ)	Completion Date
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**Waste Code Matrix**



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# Handler Profile

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CAC002559840 - ECONOMY ENVIRONMENTAL INC

Status: **INACTIVE**

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<p><b>ID Number Profile</b></p> <p>ID Number: CAC002559840                  Facility Name: ECONOMY ENVIRONMENTAL INC                  ID Number Status: <b>INACTIVE (expired: 19/8/2003)</b>                  ID Type: TEMPORARY                  ID Category: STATE                  Entity Types: GENERATOR                  Issued Date: 12/12/2002                  Last Updated: 19/8/2003</p>	<p><b>Facility Address</b></p> <p>10646 VENICE BLVD                  LOS ANGELES, CA 90232                  LOS ANGELES County                  (34.016175, -118.411274)</p>	<p><b>Mailing Address</b></p> <p>10646 VENICE BLVD                  LOS ANGELES, CA 90232</p>
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<p><b>Owner</b></p> <p><b>ECONOMY ENVIRONMENTAL INC</b>                  10646 VENICE BLVD                  LOS ANGELES, CA 90232                  (714) 840-9602</p>	<p><b>Contact</b></p> <p><b>FRANK MACHADO</b>                  10646 VENICE BLVD                  LOS ANGELES, CA 90232                  (714) 842-3911</p>
---	---

<p><b>CalEnviroScreen 4.0 Results</b></p> <p><b>Census Tract:</b> 6037269903 (Population: 3421)                  The results for each indicator range from 0-100 and represent the percentile ranking of census tract 6037269903 relative to other census tracts.</p> <table border="0"> <tr> <td><b>Overall Percentiles</b></td> <td></td> <td><b>Environmental Effects</b></td> <td></td> </tr> <tr> <td>CalEnviroScreen:</td> <td>55</td> <td>Cleanup Sites:</td> <td>0</td> </tr> <tr> <td>Pollution Burden:</td> <td>55</td> <td>Groundwater Threats:</td> <td>11</td> </tr> <tr> <td>Population Characteristics:</td> <td>50</td> <td>Hazardous Waste:</td> <td>28</td> </tr> <tr> <td></td> <td></td> <td>Solid Waste:</td> <td>59</td> </tr> </table>	<b>Overall Percentiles</b>		<b>Environmental Effects</b>		CalEnviroScreen:	55	Cleanup Sites:	0	Pollution Burden:	55	Groundwater Threats:	11	Population Characteristics:	50	Hazardous Waste:	28			Solid Waste:	59	<p><b>NAICS Codes</b></p>
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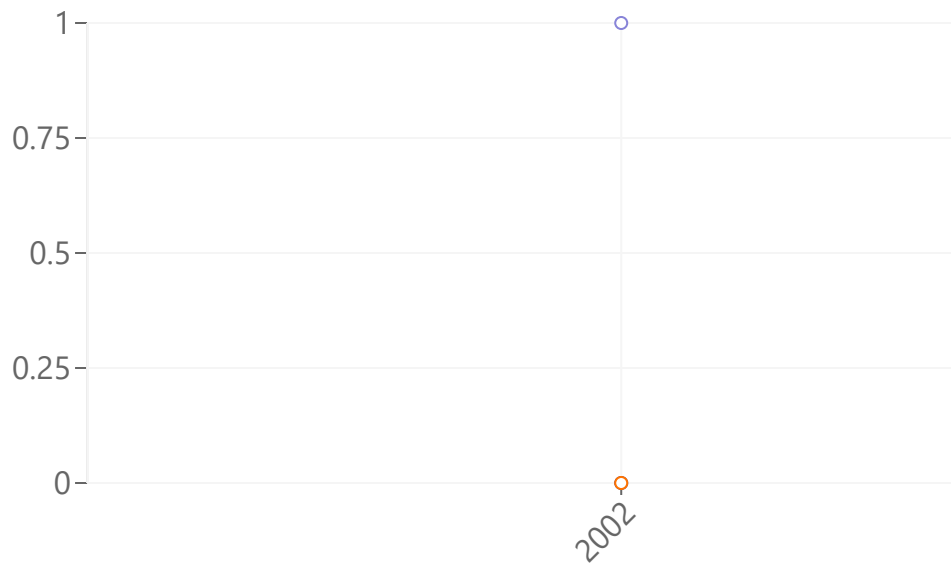
**Annual ID Number Verification History**

Year	Status	Method	VQ Number (eVQ)	Completion Date
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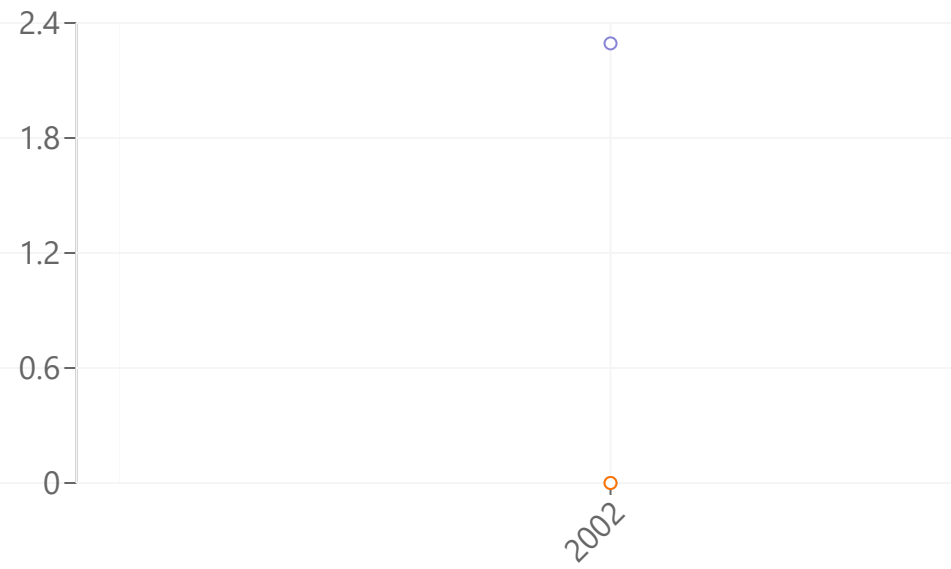
Manifests



Manifest Per Year by Handler Type



Tonnage Handled Per Year by Handler Type



Manifest Counts and Total Tonnage

Export CSV

Year	Generator		Transporter		TSDf	
	Count	Tons	Count	Tons	Count	Tons
2002	1	2.29358	0	0	0	0

Waste Code Matrix



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STATE WATER RESOURCES CONTROL BOARD  
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY

CONTAINER TYPES: 1, 2, 3, 4, 5  
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

I. OWNER

WINALL OIL COMPANY  
3978 CHERRY AVENUE  
LONG BEACH CA 90807

I. FACILITY

MAILING ADDRESS TOWNSHIP/RANGE/SECTION	DEALER/FOREMAN/SUPERVISOR TELEPHONE	TYPE OF BUSINESS NO. OF CONTAINERS
WINALL (ARCO) 10646 VENICE BLVD. CULVER CITY CA 90232	3978 CHERRY AVE. LONG BEACH CA 90807	GASOLINE STATION 18
CROSS STREET : OVERLAND AVE.	(213) 427-8847	

III 24-HR. CONTACT PERSON / TELEPHONE

DAY: GIMENEZ, GARY (213) 427-8847 NIGHT: ( ) -

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 1 \*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000079412 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE : TANK	E. REPAIRS : NONE IF YES WHEN :
B. MANUFACTURER/YR OF MFG : N/A	F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
C. YEAR INSTALLED : UNK	G. STORES : PRODUCT
D. CAPACITY (GALLONS) : 12,000	H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: UNLEADED

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:	B. VAULTING: NON-VAULTED	C. WALLING: SINGLE
D. MATERIAL : CARBON STEEL		
E. LINING : UNLINED		
F. WRAPPING : UNKNOWN		

VI PIPING

A. ABOVEGROUND PIPING :	B. UNDERGROUND PIPING : PRESSURE
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:	

VII LEAK DETECTION

VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12031 UNLEADED MOTOR VEHICLE FUEL

06/01/88 006

CONTAINER TYPES: 1, 2, 3, 4, 5

(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 2

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000007941002 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE : TANK  
B. MANUFACTURER/YR OF MFG: N/A  
C. YEAR INSTALLED : UNK  
D. CAPACITY (GALLONS) : 12,000

E. REPAIRS : NONE IF YES WHEN :  
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE: 01  
G. STORES : PRODUCT  
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: UNLEADED

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:  
D. MATERIAL : CARBON STEEL  
E. LINING : UNLINED  
F. WRAPPING : UNKNOWN  
B. VAULTING: NON-VAULTED C. WALLING: SINGLE

VI PIPING

A. ABOVEGROUND PIPING :  
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:  
B. UNDERGROUND PIPING : PRESSURE

VII LEAK DETECTION

VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12031 UNLEADED MOTOR VEHICLE FUEL

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 3

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000007941003 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE : TANK  
B. MANUFACTURER/YR OF MFG: N/A  
C. YEAR INSTALLED : UNK  
D. CAPACITY (GALLONS) : 12,000

E. REPAIRS : NONE IF YES WHEN :  
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:  
G. STORES : PRODUCT  
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: REGULAR

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:  
D. MATERIAL : CARBON STEEL  
E. LINING : UNLINED  
F. WRAPPING : UNKNOWN  
B. VAULTING: NON-VAULTED C. WALLING: SINGLE

VI PIPING

A. ABOVEGROUND PIPING :  
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:  
B. UNDERGROUND PIPING : PRESSURE

VII LEAK DETECTION

VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12032 REGULAR MOTOR VEHICLE FUEL

STATE WATER RESOURCES CONTROL BOARD  
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY

CONTAINER TYPES: 1, 2, 3, 4, 5  
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 4

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000007941004 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE : TANK  
B. MANUFACTURER/YR OF MFG: N/A  
C. YEAR INSTALLED : UNK  
D. CAPACITY (GALLONS) : 12,000

E. REPAIRS : NONE IF YES WHEN :  
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:  
G. STORES : PRODUCT  
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: REGULAR

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS: B. VAULTING: NON-VAULTED C. WALLING: SINGLE  
D. MATERIAL : CARBON STEEL  
E. LINING : UNLINED  
F. WRAPPING : UNKNOWN

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : PRESSURE  
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12032 REGULAR MOTOR VEHICLE FUEL

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 5

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000007941005 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE : TANK  
B. MANUFACTURER/YR OF MFG: N/A  
C. YEAR INSTALLED : UNK  
D. CAPACITY (GALLONS) : 12,000

E. REPAIRS : NONE IF YES WHEN :  
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:  
G. STORES : PRODUCT  
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: PREMIUM

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS: B. VAULTING: NON-VAULTED C. WALLING: SINGLE  
D. MATERIAL : CARBON STEEL  
E. LINING : UNLINED  
F. WRAPPING : UNKNOWN

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : PRESSURE  
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12033 PREMIUM MOTOR VEHICLE FUEL



STATE WATER RESOURCES CONTROL BOARD  
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY  
CONTAINER TYPES: 1, 2, 3, 4, 5

(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 1

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000007941006 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE : TANK  
B. MANUFACTURER/YR OF MFG: N/A /  
C. YEAR INSTALLED : UNK  
D. CAPACITY (GALLONS) : 20,000  
E. REPAIRS : NONE IF YES WHEN :  
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:  
G. STORES : PRODUCT  
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: REGULAR

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:  
D. MATERIAL : CARBON STEEL  
E. LINING : UNLINED  
F. WRAPPING : NONE  
B. VAULTING: NON-VAULTED C. WALLING: SINGLE

VI PIPING

A. ABOVEGROUND PIPING :  
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:  
B. UNDERGROUND PIPING : PRESSURE

VII LEAK DETECTION  
VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER  
12032 REGULAR MOTOR VEHICLE FUEL

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 2

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000007941007 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE : TANK  
B. MANUFACTURER/YR OF MFG: N/A /  
C. YEAR INSTALLED : UNK  
D. CAPACITY (GALLONS) : 20,000  
E. REPAIRS : NONE IF YES WHEN :  
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:  
G. STORES : PRODUCT  
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: REGULAR

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:  
D. MATERIAL : CARBON STEEL  
E. LINING : UNLINED  
F. WRAPPING : NONE  
B. VAULTING: NON-VAULTED C. WALLING: SINGLE

VI PIPING

A. ABOVEGROUND PIPING :  
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:  
B. UNDERGROUND PIPING : PRESSURE

VII LEAK DETECTION  
VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER  
12032 REGULAR MOTOR VEHICLE FUEL

STATE WATER RESOURCES CONTROL BOARD  
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY

CONTAINER TYPES: 1,2,3,4,5

(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 3

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000007941008 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE : TANK  
B. MANUFACTURER/YR OF MFG: N/A  
C. YEAR INSTALLED : UNK  
D. CAPACITY (GALLONS) : 20,000

E. REPAIRS : NONE IF YES WHEN :  
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:  
G. STORES : PRODUCT  
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: UNLEADED

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS: B. VAULTING: NON-VAULTED C. WALLING: SINGLE  
D. MATERIAL : CARBON STEEL  
E. LINING : UNLINED  
F. WRAPPING : NONE

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : PRESSURE  
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12031 UNLEADED MOTOR VEHICLE FUEL

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 4

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000007941009 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE : TANK  
B. MANUFACTURER/YR OF MFG: N/A  
C. YEAR INSTALLED : UNK  
D. CAPACITY (GALLONS) : 20,000

E. REPAIRS : NONE IF YES WHEN :  
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE: 01  
G. STORES : PRODUCT  
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: PREMIUM

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS: B. VAULTING: NON-VAULTED C. WALLING: SINGLE  
D. MATERIAL : CARBON STEEL  
E. LINING : UNLINED  
F. WRAPPING : NONE

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : PRESSURE  
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12033 PREMIUM MOTOR VEHICLE FUEL

STATE WATER RESOURCES CONTROL BOARD  
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY

CONTAINER TYPES: 1 2 3 4 5  
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 1

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000007941010 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE : TANK  
B. MANUFACTURER/YR OF MFG: N/A  
C. YEAR INSTALLED : UNK  
D. CAPACITY (GALLONS) : 1,000

E. REPAIRS : NONE IF YES WHEN :  
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:  
G. STORES : PRODUCT  
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: DIESEL

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:  
B. VAULTING: NON-VAULTED C. WALLING: SINGLE  
D. MATERIAL : CARBON STEEL  
E. LINING : UNLINED  
F. WRAPPING : UNKNOWN NONE

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : PRESSURE  
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12034 DIESEL MOTOR VEHICLE FUEL

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 2

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000007941011 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE : TANK  
B. MANUFACTURER/YR OF MFG: N/A  
C. YEAR INSTALLED : UNK  
D. CAPACITY (GALLONS) : 20,000

E. REPAIRS : NONE IF YES WHEN :  
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:  
G. STORES : PRODUCT  
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: REGULAR

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:  
B. VAULTING: NON-VAULTED C. WALLING: SINGLE  
D. MATERIAL : CARBON STEEL  
E. LINING : UNLINED  
F. WRAPPING : NONE

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : PRESSURE  
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12032 REGULAR MOTOR VEHICLE FUEL

STATE WATER RESOURCES CONTROL BOARD  
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY

CONTAINER TYPES: 1, 2, 3, 4, 5  
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 3

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000007941012 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE	: TANK	E. REPAIRS	: NONE	IF YES WHEN	:
B. MANUFACTURER/YR OF MFG	: N/A	F. CURRENTLY USED	: YES IF NO, YEAR OF LAST USE:		
C. YEAR INSTALLED	: UNK	G. STORES	: PRODUCT		
D. CAPACITY (GALLONS)	: 20,000	H. MOTOR VEHICLE FUEL/WASTE OIL	: YES CONTAINS: PREMIUM		

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:	B. VAULTING: NON-VAULTED	C. WALLING: SINGLE
D. MATERIAL : CARBON STEEL		
E. LINING : UNLINED		
F. WRAPPING : NONE		

VI PIPING

A. ABOVEGROUND PIPING :	B. UNDERGROUND PIPING : PRESSURE
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:	

VII LEAK DETECTION

VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12033 PREMIUM MOTOR VEHICLE FUEL

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 4

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000007941013 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE	: TANK	E. REPAIRS	: NONE	IF YES WHEN	:
B. MANUFACTURER/YR OF MFG	: N/A	F. CURRENTLY USED	: YES IF NO, YEAR OF LAST USE:		
C. YEAR INSTALLED	: UNK	G. STORES	: PRODUCT		
D. CAPACITY (GALLONS)	: 20,000	H. MOTOR VEHICLE FUEL/WASTE OIL	: YES CONTAINS: UNLEADED		

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:	B. VAULTING: NON-VAULTED	C. WALLING: SINGLE
D. MATERIAL : CARBON STEEL		
E. LINING : UNLINED		
F. WRAPPING : NONE		

VI PIPING

A. ABOVEGROUND PIPING :	B. UNDERGROUND PIPING : PRESSURE
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:	

VII LEAK DETECTION

VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12031 UNLEADED MOTOR VEHICLE FUEL



STATE WATER RESOURCES CONTROL BOARD  
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY

CONTAINER TYPES: 1, 2, 3, 4, 5  
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 1

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000007941014 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE	: TANK	E. REPAIRS	: NONE	IF YES WHEN	:
B. MANUFACTURER/YR OF MFG	: N/A	F. CURRENTLY USED	: YES IF NO, YEAR OF LAST USE:		
C. YEAR INSTALLED	: UNK	G. STORES	: PRODUCT		
D. CAPACITY (GALLONS)	: 20,000	H. MOTOR VEHICLE FUEL/WASTE OIL	: YES CONTAINS: PREMIUM		

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:	B. VAULTING: NON-VAULTED	C. WALLING: SINGLE
D. MATERIAL : CARBON STEEL		
E. LINING : UNLINED		
F. WRAPPING : NONE		

VI PIPING

A. ABOVEGROUND PIPING :	B. UNDERGROUND PIPING : PRESSURE
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:	

VII LEAK DETECTION

VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12033 PREMIUM MOTOR VEHICLE FUEL

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 2

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000007941015 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE	: TANK	E. REPAIRS	: NONE	IF YES WHEN	:
B. MANUFACTURER/YR OF MFG	: N/A	F. CURRENTLY USED	: YES IF NO, YEAR OF LAST USE:		
C. YEAR INSTALLED	: UNK	G. STORES	: PRODUCT		
D. CAPACITY (GALLONS)	: 10,000	H. MOTOR VEHICLE FUEL/WASTE OIL	: YES CONTAINS: UNLEADED		

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:	B. VAULTING: NON-VAULTED	C. WALLING: SINGLE
D. MATERIAL : CARBON STEEL		
E. LINING : UNLINED		
F. WRAPPING : NONE		

VI PIPING

A. ABOVEGROUND PIPING :	B. UNDERGROUND PIPING : PRESSURE
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:	

VII LEAK DETECTION

VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12031 UNLEADED MOTOR VEHICLE FUEL

STATE WATER RESOURCES CONTROL BOARD  
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY

CONTAINER TYPES: 1, 2, 3, 4, 5

(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 3

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000007941016 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE : TANK  
 B. MANUFACTURER/YR OF MFG: N/A /  
 C. YEAR INSTALLED : UNK  
 D. CAPACITY (GALLONS) : 10,000  
 E. REPAIRS : NONE IF YES WHEN :  
 F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE: 01  
 G. STORES : PRODUCT  
 H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: UNLEADED

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:  
 B. VAULTING: NON-VAULTED C. WALLING: SINGLE  
 D. MATERIAL : CARBON STEEL  
 E. LINING : UNLINED  
 F. WRAPPING : NONE

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : PRESSURE  
 C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12031 UNLEADED MOTOR VEHICLE FUEL

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 4

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000007941017 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE : TANK  
 B. MANUFACTURER/YR OF MFG: N/A /  
 C. YEAR INSTALLED : UNK  
 D. CAPACITY (GALLONS) : 10,000  
 E. REPAIRS : NONE IF YES WHEN :  
 F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:  
 G. STORES : PRODUCT  
 H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: REGULAR

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:  
 B. VAULTING: NON-VAULTED C. WALLING: SINGLE  
 D. MATERIAL : CARBON STEEL  
 E. LINING : UNLINED  
 F. WRAPPING : NONE

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : PRESSURE  
 C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12032 REGULAR MOTOR VEHICLE FUEL



STATE WATER RESOURCES CONTROL BOARD  
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY

CONTAINER TYPES: 1, 2, 3, 4, 5  
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 5

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000007941018 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE : TANK  
B. MANUFACTURER/YR OF MFG : N/A  
C. YEAR INSTALLED : UNK  
D. CAPACITY (GALLONS) : 20,000

E. REPAIRS : NONE IF YES WHEN :  
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:  
G. STORES : PRODUCT  
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: REGULAR

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:  
D. MATERIAL : CARBON STEEL  
E. LINING : UNLINED  
F. WRAPPING : NONE  
B. VAULTING: NON-VAULTED C. WALLING: SINGLE

VI PIPING

A. ABOVEGROUND PIPING :  
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:  
B. UNDERGROUND PIPING : PRESSURE

VII LEAK DETECTION

VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12032 REGULAR MOTOR VEHICLE FUEL

**Economy Environmental, Inc.**

**(714) 842-3911**

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## **Workplan For Additional Confirmation Borings**

**TO**

**Dr. Yue Rong**

**MTBE POLLUTION INVESTIGATION OF THE CHARNOCK SUB-BASIN  
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD-LA REGION  
320 W. 4<sup>th</sup> Street, Suite 200, Los Angeles, California 90013**

**FOR**

**CHARNOCK MTBE INVESTIGATION SITE NO: 12  
WINALL OIL CO. STATION NO: 18 - CULVER CITY  
10646 VENICE BOULEVARD, CULVER CITY, CALIFORNIA 90232  
File No: 96-042 and 90230043 Claim No: P 361 216 543**

**BY**

**Carole Haynes, Consultant**

**ECONOMY ENVIRONMENTAL, INC.**

**16835 ALGONQUIN STREET, #464, HUNTINGTON BEACH, CALIFORNIA 92649  
(714) 842-3911**

**February 11, 2008**

**WORKPLAN FOR ADDITIONAL CONFIRMATION BORINGS**  
**Winall Oil Company Station No. 18**  
**February 11, 2008**

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Figure 1            Site Plan With Groundwater Monitoring Wells, Investigation Borings, Former Confirmation Boring, and Proposed Additional Confirmation Boring Locations

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# WORKPLAN FOR ADDITIONAL CONFIRMATION BORINGS

## Winall Oil Company Station No. 18

### February 11, 2008

#### 1.0 INTRODUCTION

This work plan presents the rationale and planned locations of confirmation soil borings to be completed at the Winall Oil Company Station Number 18, (Charnock PRP No. 12) located at 10646 Venice Boulevard, Culver City, California (the site). Additional soil vapor extraction (SVE) activities, including rebound testing, have recently been conducted at the site. The additional proposed confirmation borings will be completed to evaluate the extent that soil vapor extraction has successfully removed hydrocarbons from targeted areas of the soil underlying the site. Planned boring locations, drilling methodology, and site information, is summarized below.

#### 2.0 SITE INFORMATION:

2.1 CITY OF SANTA MONICA CHARNOCK WELLFIELD MTBE POLLUTION  
INVESTIGATION PRP SITE NO: 12

2.2 Site Address Winall Oil Co. Site No: 18 - 10646 Venice Blvd, Culver City, CA @ Overland

2.3 Responsible Party

Mr. Allen Gimenez, Vice President (310) 427-8847  
WINALL OIL CO.  
1338 E. 29th Street, Signal Hill, CA 90755-1842

2.4 Technical Representative

Carole Haynes R.E.A. (714) 842-3911  
ECONOMY ENVIRONMENTAL, INC. (714) 840-5532/FAX  
16835 Algonquin Street, #424 Email: carolehaynes@socal.rr.com  
Huntington Beach, CA 92649

3.0 **SITE PLAN:** Refer to Figure 1

4.0 **DATA QUALITY OBJECTIVES:** Data Quality Objectives (DQO's) are on file with the Agencies

#### 5.0 OBJECTIVES:

The objective of this additional subsurface soil investigation is to evaluate the extent that SVE performed at the site has successfully removed hydrocarbons from the soil.

#### 6.0 SITE GEOLOGY AND HYDROGEOLOGY:

The site is located in the Santa Monica Basin, Beverly Hills Plain and Charnock Sub-Basin. The Shallow aquifer extends from approximately 60 feet below ground surface (bgs) to approximately 115 feet bgs. The deeper aquifer (Silverado Aquifer), a source for drinking water, is found at a depth of approximately 150 feet bgs in the site vicinity. The sediments underlying the site consist primarily of unconsolidated silty and clayey sands interbedded with sandy silt or clay.

Depth to groundwater is approximately 55 feet bgs below the site. The direction of groundwater flow beneath the site is predominantly to the southwest.

**7.0 TECHNICAL APPROACH:**

7.1 Confirmation Soil Borings: Two (2) confirmation soil borings are proposed at the site, and will be performed to an approximate depth of fifty-five (55) feet below ground surface (bgs). Site groundwater is estimated to be forty-six (46) to fifty-five (55) feet bgs. All borings will be continuously cored. Each boring is located in an area where a prior confirmation boring reported residual soil hydrocarbon contamination.

Prior Confirmation Borings CB-4, and CB-5, performed April 20, 21, and 22, 2004, reported residual soil contamination present below 25 feet bgs. Refer to Enclosure No. 2 – Confirmation Soil Boring Laboratory Data. Proposed Additional Confirmation Borings CB-4-A and CB-5-A are proposed to evaluate additional remediation in those areas. Confirmation Borings CB-2 and CB-3 reported one remaining contaminant (MTBE) in the sandy silt layer at 35’ bgs. CB-2 reported 9,800, and CB-3 reported 5.8 micrograms per kilogram (ug/kg). This contaminant is trapped in the silt layer, and most likely will not be affected by SVE. It appears to be contained at 35’ bgs and does not travel below that depth, therefore, no additional confirmation borings are proposed in these areas. The targeted residual contaminants are summarized in Table 1 – Confirmation Borings-Residual Contamination. Refer to Table 2 - Proposed Confirmation Soil Borings; and Figure 1 - Site Plan with Groundwater Monitoring Wells, Investigation Boring, Site Assessment Boring, Former Confirmation Borings, and Proposed Confirmation Boring locations; and Enclosure No. 1 – Confirmation Boring Logs.

**Table 1 – Confirmation Boring - Residual Contamination**

Sample Location (ft bgs)	TPHg (ug/kg)	MTBE (ug/kg)	Soil Type	
CB-2	35	ND	9,800	Silt
CB-3	35	ND	5.8	Silt
CB-4	25	1,800	ND	Silty Sand
	31.5	5,200,000	7,800	Sandy Silt
	35	4,700	74	Silty Sand
	45	3,000	ND	Silty Sand
	50	23,000	ND	Silty Sand
	54	200	ND	Silty Sand
CB-5	30	5,000,000	190	Silt w/Sand
	35	18,000	150	Sandy Silt
	40	57,000	190	Silty Sand
	45	2,100	180	Silty Sand
	50	13,000	59	Silty Sand
	55	5,200	15	Silty Sand

**Table 2 - Proposed Additional Confirmation Soil Borings**

Boring No:	Estimated Boring Depth (to groundwater)	Proposed Location
CB-4-A	55'	Near former CB Boring CB-4 in the southwest area of site near GW-4, GW-2, and B-1
CB-5-A	55'	Near former CB Boring CB-5 in the center of site near IB-1, IB-2, and B-6



7.2 Soil Samples:

7.2.1 Soil Sampling Intervals:

Proposed confirmation borings will be continuously cored and soil sample collected for chemical analysis, a minimum of every five feet and at each change in lithology or changes in soil contamination as determined by a photo ionization detector (PID) with final sample taken at the capillary fringe.

7.2.2 Boring Logs:

Complete and legible boring logs will be provided and will include:

- 1) Description of earth materials, conditions (moisture, color, etc.), and classifications per Unified Soil Classification System (USCS)
- 2) Lithographic column with USCS abbreviations and symbols
- 3) Sample depth in feet
- 4) Penetration in blows per foot (blow counts) and inches (or percent) of sample recovered
- 5) Vapor readings of samples using a PID

7.2.3 VOC Field Screening:

Boring soil samples will be screened with a PID detector which will be calibrated in the field and operated according to manufacturer specifications. The calibration standard, time/date of last calibration, and voltage lamp used will be noted and provided in final report.

The uppermost sample cylinder from the core sampler will be emptied in to a sealable plastic bag. The air-tight plastic bag shall immediately be sealed and allowed to set for approximately 15 minutes. A small opening to the bag seal will be made to allow entry of a PID probe tip. The opening around the PID tube shall be held tight around the probe to avoid air and vapor loss. The readings will be noted and included in a Technical Report.

7.2.4 Soil Sampling Protocol

- 1) All soil sampling will be consistent with DQO's.
- 2) All samples will be discrete, compositing will not be used.
- 3) All soil samples obtained will be analyzed by a Laboratory certified by the State of California Department of Health Services Environmental Laboratory Accreditation Program (ELAP) for each analytical testing method to be used.

Selected Laboratory will be supplied with a copy of and instructed to follow the June 19, 1997 Letter Requirements, Appendix C-3 Laboratory Requirements for Soil and Water Sample Analysis Charnock Sub-Basin Investigation Area and shall be given a copy of and required to report sample test results on Appendix C-3.1 Instructions for RWQCB-LA Laboratory Report Form for Charnock Sub-Basin Investigation Area Cover Pages (12/94).

- 4) Results will be organized into a single tabular display indicating detection limits and appropriate action levels.

- 5) Soil samples will be core samples.
- 6) A California split-barrel sampler or Shelby tube will be used for obtaining undisturbed samples.
- 7) Clean stainless steel or brass cylinders will be used. Minimum size will be 2" diameter by 3" long.
- 8) The lowermost sample cylinder will be utilized for laboratory chemical analysis and will be 3" (O.D.) diameter by 6" long.  
  
The center sample will be offered to the Agencies' for independent testing (if required), and will be 3" (O.D.) diameter by 6" long.  
  
The uppermost sample will be utilized for field VOC screening, and will also be 3" (O.D.) diameter by 6" long.
- 9) No head space will be allowed in the cylinders, as feasible.
- 10) Cylinder ends will be covered with Teflon, capped with polyethylene lids and labeled to identify boring number and depth.
- 11) Sample identification labeling will identify boring number and depth and will correlate between all references (report, chain-of-custody, lab results and site plan).
- 12) Samples will be placed in a sealable bag.
- 13) Samples will be placed into a chilled ice chest (at approximately 4 degrees C) for delivery to a State Certified laboratory which will receive the samples within 24 hours of sampling.
- 14) Sampling equipment will be decontaminated between samples by washing with non-phosphate detergent and rinsed twice with distilled water, and air drying (final rinse will be with deionized water).
- 15) All proper Chain-of-custody procedures will be followed and laboratory will receive samples within 24 hours of sampling.
- 16) Laboratory analysis will occur within the allowed holding time.

#### 7.2.5 Sample Test Analysis

Soil samples will be analyzed by EPA Method 8015(Modified) for Total Petroleum Hydrocarbons as gasoline (TPHg) and EPA Method 8260B for all aromatic hydrocarbons. Refer to Table-3 - Proposed Soil Tests.

## 8.0 **DRILLING/SAMPLING EQUIPMENT:**

### 8.1 Drilling Equipment:

Work will be performed by utilizing a Hollow Stem Auger Drill Rig using 8-inch diameter augers.

### 8.2 Soil Sampling Equipment:

Soil samples for all borings will be taken with 4-inch diameter, continuous core barrel, lined with stainless steel, brass sleeves, or acetate liner.

**Table 3 - Proposed Soil Tests**

Soil Sample No. (Boring#-Depth)	TPH- gasoline 8015m	826B aromatic hydrocarbons	Soil Sample No. (Boring#-Depth)	TPH- gasoline 8015m	826B aromatic hydrocarbons
CB4-AEQ.BLANK	1	1	CB5-AEQ.BLANK	1	1
CB-4-A-05	1	1	CB-5-A-05	1	1
CB-4-A-10	1	1	CB-5-A-10	1	1
CB-4-A-15	1	1	CB-5-A-15	1	1
CB-4-A-20	1	1	CB-5-A-20	1	1
CB-4-A-25	1	1	CB-5-A-25	1	1
CB-4-A-30	1	1	CB-5-A-30	1	1
CB-4-A-35	1	1	CB-5-A-35	1	1
CB-4-A-40	1	1	CB-5-A-40	1	1
CB-4-A-45	1	1	CB-5-A-45	1	1
CB-4-A-50	1	1	CB-5-A-50	1	1
CB-4-A-55	1	1	CB-5-A-55	1	1

**9.0 SOIL CUTTING DISPOSAL:**

Contaminated soil cuttings (if any) generated during the drilling of bore holes will be stored in a secure manner and will be legally transported to an appropriate treatment facility once the confirmation borings are completed. Manifests of proper disposal will be provided along with the Technical Report.

**10.0 BORING SEALS:** All abandoned bore holes shall be sealed with bentonite grout and resurfaced with cement.

**11.0 DATA SUMMARY:** A tabular data summary showing all soil chemical data from prior Confirmation Borings, is located in Enclosure No. 1 - Laboratory Data Tables

**12.0 TIME SCHEDULE:**

Work Plan Approval	2 weeks	2-11-08 to 2-18-08
Bidding	1 week	2-18-08 to 2-25-08
Scheduling	1 week	2-25-08 to 3-03-08
Perform Work	1 week	3-03-08 to 3-10-08
Laboratory Results	1 week	3-10-08 to 3-17-08
Report	2 weeks	3-17-08 to 3-31-08

**13.0 SITE HEALTH & SAFETY PLAN:** On file with the Agencies

**14.0 DIRECTION AND SIGNATURES**

All Technical Reports and field work will be performed and prepared under the direction of, and will contain a wet ink signature and seal by a State Registered Geologist, Certified Engineering Geologist, Certified Hydrogeologist, Registered Civil Engineer, or Registered Geotechnical Engineer with five years hydrogeologic experience.

The Site Registered Geologist #6155, Certified Hydrologist #429, is Norman D. Colby. Mr. Colby will be at the site directing activities for drilling of all six proposed confirmation borings.

**15.0 NOTIFICATION:**

Work will not begin without prior approval from the Regional Board. The Regional Board and EPA staff will be notified at least 5 days prior to initiating field work to permit observation of field activities and/or to take samples.

**16.0 TECHNICAL REPORT:**

Report of Confirmation Borings will be sent to Mr. Allen Gimenez, Vice President, Winall Oil Co., Mr. Kenneth A. Ehrlich, Attorney for Winall Oil Co., Dr. Yue Rong California Regional Water Quality Control Board, Steve Linder, USEPA, Walter Crone, Ninyo & Moore, James Farrow, Komex H2O Science, Denise Kruger, Southern California Water Company (2), and Dr. Toby Moore, Mission Geoscience within 4 weeks of completion of field activities.

Reports shall include an introduction detailing site background and history, regional and site hydrogeology, the scope of work performed and the rationale, and any deviations from the approved workplan. It will include a description of all field drilling and sampling activities including specific cross sections, tabular summary of all sample analytical results (including historical data, detection limits, results of field QA/QC samples and related QA/QC data), conclusions based upon the analytical results and investigation findings, and recommendations for additional work, if needed.

All boring logs, geophysical logs, and sieve analysis results with interpretation will be incorporated into a final report.

Site soil contaminant plume(s) (if any) for TPH-gas, BTEX, and MTBE will be illustrated by plan view and cross section (to scale), including direction of section lines, scale, legend, constituent concentrations, and lithology. Recommendations for additional onsite or offsite assessment and any plans for additional site remediation, if needed, will be included in the final report.

All analytical results and QA/QC data will be reported on Lab Form 10A/IOB for petroleum hydrocarbons and volatile organics.

Reports will be submitted electronically in Word, Excel, and AutoCAD readable formats.

**17.0 CLOSING NOTES:**

If you have any questions or if you need additional information, please call Economy Environmental, Inc., Environmental Consultant, Carole Haynes at (714) 842-3911.

ECONOMY ENVIRONMENTAL, INC.

Original signed by *Carole Haynes*

Carole Haynes, R.E.A. #05423,  
Project Technical Consultant

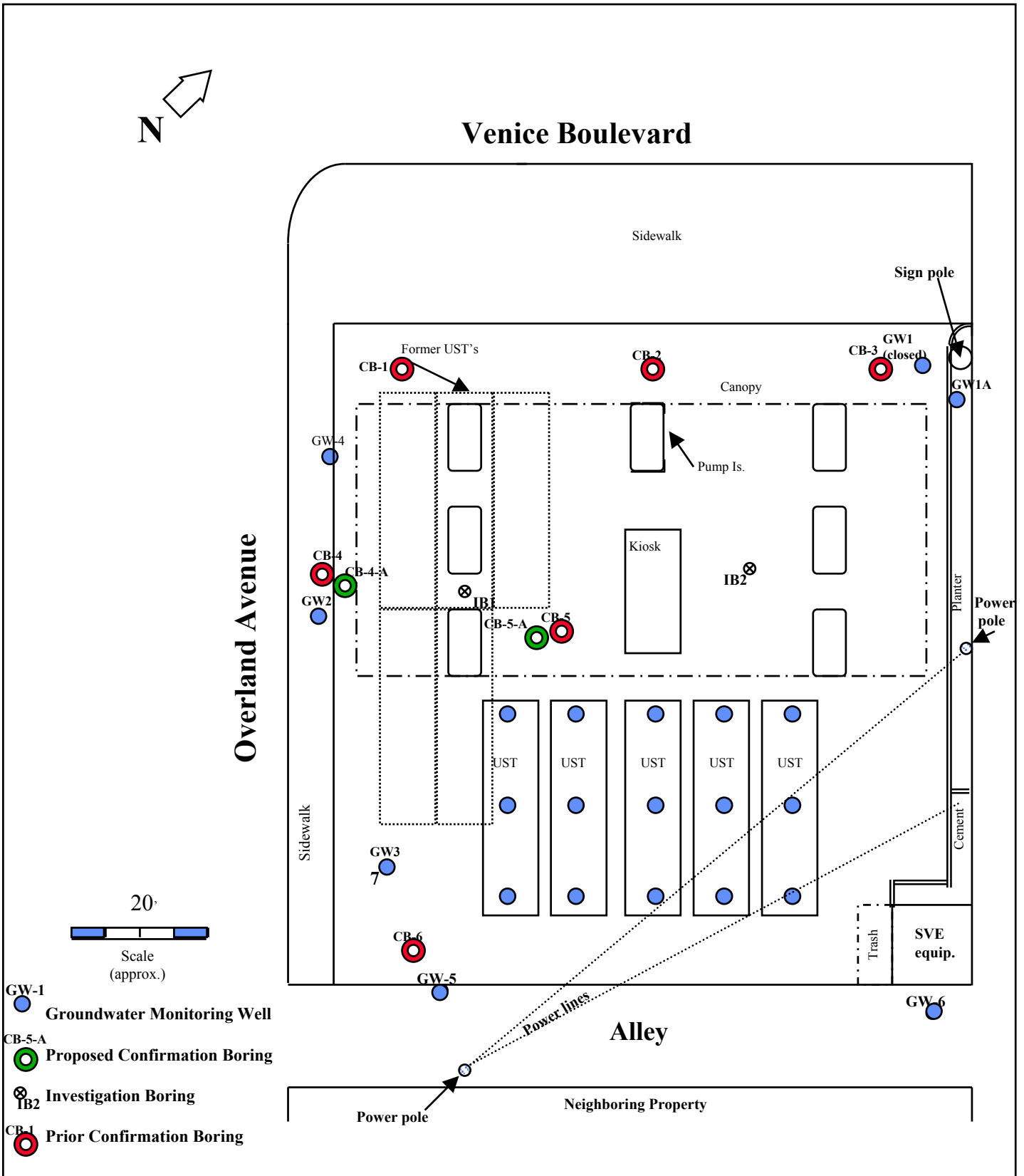


Bob Clark-Riddell, P.E.  
Senior Engineer



Workplan For Additional Confirmation Borings  
Winall Oil Company Station No. 18 (Charnock PRP No. 12)  
February 11, 2008

cc: Allen Gimenez, Vice President, Winall Oil Co. (1 paper, 1 electronic)  
Mr. Kenneth A. Ehrlich, Attorney for Winall Oil Co. (1 electronic)  
Dr. Yue Rong California Regional Water Quality Control Board (1 electronic)  
Mr. Jay Huang California Regional Water Quality Control Board (1 electronic)  
James Farrow, Komex H2O Science (1 electronic)



**Economy Environmental, Inc.**  
 16835 Algonquin Street #464  
 Huntington Beach CA 92649  
 Carole Haynes (714) 842-3911

Site:  
**Winall No: 18**  
 10646 Venice Boulevard  
 Culver City, CA  
 File No: 96-042 & 90230043

**Site Plan**  
 Showing Groundwater Monitoring Wells, Investigation Boring, Former Confirmation Boring, and Proposed Additional Confirmation Boring Locations - February 11, 2008

**FIGURE 1**



**Economy Environmental, Inc.**

**(714) 842-3911**

16835 Algonquin St. #464, Huntington Beach CA 92649 Fax (714) 840-5532 carolehaynes@socal.rr.com

**Remediation Progress Report –Fourth Quarter 2007**

**TO**

**Dr. Yue Rong**

**MTBE POLLUTION INVESTIGATION OF THE CHARNOCK SUB-BASIN  
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD-LA REGION  
320 W. 4<sup>th</sup> Street, Suite 200, Los Angeles, California 90013**

**FOR**

**CHARNOCK MTBE INVESTIGATION SITE NO: 12  
WINALL OIL CO. STATION NO: 18 - CULVER CITY  
10646 VENICE BOULEVARD, CULVER CITY, CALIFORNIA 90232  
File No: 96-042 and 90230043 Claim No: P 361 216 543**

**BY**

**Carole Haynes, Consultant**

**ECONOMY ENVIRONMENTAL, INC.**

**16835 ALGONQUIN STREET, #464, HUNTINGTON BEACH, CALIFORNIA 92649  
(714) 842-3911**

**February 11, 2008**

## **Remediation Progress Report – Fourth Quarter 2007**

**February 11, 2008**

### **INTRODUCTION**

On behalf of the Winall Oil Company, Economy Environmental, Inc. (EEI), prepared this *Remediation Progress Report – Fourth Quarter 2007* for the site referenced above. This report presents operational data from the soil vapor extraction (SVE) system operation from July 1, 2007 through December 21, 2007. This report summarizes the SVE system design, operation, performance, and contaminant removal, as well as a Request For Closure.

### **SITE INFORMATION**

Site

Winall Oil Company Station No. 18  
10646 Venice Blvd.  
Culver City, CA  
ID#90230043 File#96-042

Responsible Party

Mr. Allen Gimenez, Vice President (562) 427-8847  
WINALL OIL CO.  
1338 E. 29th Street, Signal Hill, CA 90755-1842

Environmental Consultant

Carole Haynes, R.E.A. Class I (714) 842-3911 Fax (714) 840-5532  
ECONOMY ENVIRONMENTAL, INC. E-mail carolehaynes@socal.rr.com  
16835 Algonquin Street, #464, Huntington Beach, CA 92649

### **REMEDIATION PROGRESS REPORT**

#### **System Design and Equipment**

The SVE remediation system consists of a Stealth Bobcat 250 catalytic oxidizer capable of processing approximately 250 standard cubic feet per minute of soil vapor. The extraction blower is a Roots Universal Model No. 59 URAI. The blower is connected to nine wells within six well vaults at the site. Well vault number 9 contains two nested SVE wells screened at different depths (V9B and V9C); well vault 10 contains three nested SVE wells (V10B, V10C, and V10D). The remaining four well vaults contain one SVE well each, screened in shallow soil (V1A2, V2C2, V4C2 and V6C). Some of the remediation piping previously connected to other SVE wells was connected to the new SVE wells listed above. All extraction piping is finally manifold together at the remediation pad. A site plan is included as Figure 1.

## System Operation Details

**Overall Operation Details:** On March 14, 2007, EEI restarted the SVE system to evaluate system performance after an extended period of non-operation (last operated in September 2001) for completion of confirmation borings and additional remediation well installation. Between startup on March 14, 2007 and December 21, 2007, the SVE system has operated for a total of 225 days, equating to a system uptime of approximately 92%. System operation information for the period is presented in attached Table 1. Upon arrival at the site on September 7, 2007, EEI discovered the SVE off since approximately September 2, 2007 based on the system hour meter. EEI temporarily restarted blower which was making an unusual noise, so the SVE system was shut down until a service technician could visit the site and perform diagnosis and repairs to the system. After repairs were completed, the SVE system was restarted on October 3, 2007; all SVE wells were opened at that time to initiate post-rebound test data collection. Additional operational data is presented in the operation field reports, which are included as Attachment A. Historical SVE system operational and laboratory analytical data is presented in the *Revised SVE Progress Report* dated October 31, 2001.

**System Optimization:** To maximize hydrocarbon removal rates, EEI adjusted individual well flow rates based on calculated mass removal rates from FID and flow measurements for each well. Consistent with agency guidance, individual SVE wells are generally turned off when contaminant concentrations are below method detection limits (MDLs) prescribed by agency letter dated December 31, 2002, for two consecutive events. On May 4, 2007, EEI closed extraction wells with low vapor-phase hydrocarbon concentrations (wells V4C2, V5C2, V9B, V9C, V10C and V10D) to focus extraction efforts on wells with higher vapor-phase hydrocarbon concentrations (wells V1A2, V6C and V10B). On August 10, 2007, EEI closed extraction well V6C after receiving laboratory analytical data that indicated that vapor-phase contaminant concentrations were below the MDLs, leaving only V1A2 and V10B open. Well V1A2 had vapor-phase concentrations below MDLs on August 17 and 31, 2007, except for an MTBE concentrations only 0.2 ug/L above the 2.0 ug/L MDL. Well V10B had vapor-phase concentrations below MDLs on August 17, 2007, but slightly above MDLs for select compounds on August 31, 2007. On October 3, 2007 the SVE system was restarted and adjusted to extract from all SVE wells. On December 21, 2007 EEI closed extraction wells with low (below MDLs) vapor-phase hydrocarbon concentrations (wells V4C2, V5C2, V9B, V9C, V10C and V10D) to focus extraction efforts on wells with higher vapor-phase hydrocarbon concentrations (wells V1A2, V6C and V10B). (Note that the laboratory results prior to October 3, 2007 reported in ppbv were converted to ug/L by EEI (Table 2)).

**Dilution Air:** The dilution valve on the Stealth Bobcat 250 catalytic oxidizer was partially open (approximately 50%) for the entire operating period to optimize extraction on wells with the highest vapor concentrations and provide minimum air flow needed for system operation. Dilution rates are summarized on Table 1 and on the operation field reports included as Attachment A.

## Operation and Maintenance Data

During each site visit, key parameters were recorded on operation field reports included in Attachment A. The monitoring and recording requirements are summarized below. Data is collected and presented as described below.

**Continuous Monitoring:** The catalytic oxidizer is equipped with a chart recorder that continuously monitors the oxidizer influent flow rate. The chart recorder is housed within the control panel of the catalytic oxidizer.

**Routine Monitoring:** During each site visit during the operating period, the field technician recorded the following information:

- Flame Ionization detector (FID) readings of individual SVE wells, SVE system pre-dilution well gas, influent, and effluent (Table 1 & Operational Field Reports).
- SVE system influent flow rates, applied vacuum, and dilution air valve setting (Table 1).
- Oxidizer inlet and outlet temperature (Table 1).

**Laboratory Analytical Data:** Soil vapor samples were collected periodically from individual extraction wells, from the catalytic oxidizer pre- and post-dilution influent sampling ports, and the catalytic oxidizer effluent sampling port. Laboratory analytical data for samples collected during the operating period is presented in attached Table 2. Laboratory analytical reports for soil vapor samples are included in Attachment B.

## Contaminant Removal Rates

No additional contaminant removal was provided during this period since system influent concentrations for TPHg, benzene and MTBE were below MDLs. Note that contaminant removal rates are assumed to be '0' when influent concentrations are below MDLs.

As of September 9, 2001, when SVE operations ceased at the site prior to the March 14, 2007 restart, the SVE system had removed 14,309 lbs of TPHg, 96 lbs of benzene, and 1,869 lbs of MTBE. Based on laboratory analytical data, the SVE system has removed an additional 75.5 lbs of TPHg, 0.50 lbs of benzene, and 1.03 lbs of MTBE since the March 2007 restart, although no additional removal this period. The cumulative and period SVE removal rates are shown below in Table A. Mass removal rates since SVE restart in March 2007 are presented in Table 3. As shown on Table 3, by October 3, 2007, contaminant removal rates had declined to 0.00 lbs/day TPHg, 0.00 lbs/day benzene, and 0.00 lbs/day MTBE.

**Table A – Cumulative and Period Contaminant Removal**

<b>Period</b>	<b>TPHg (GRO)</b>	<b>Benzene</b>	<b>MTBE</b>
Mar 2000 – Sept 2001	14,309	96	1,869
Second Quarter 2007	52.5	0.32	0.75
Third Quarter 2007	23.0	0.18	0.28
Fourth Quarter 2007	0.00	0.00	0.00
<b>Total</b>	<b>14,384.5</b>	<b>96.50</b>	<b>1,870.03</b>

Historical and recent removal rates and cumulative removal for TPHg, benzene, and MTBE are illustrated on attached Figures A, B, and C, respectively. Removal rates and cumulative removal since system restart in 2007 for TPHg, benzene, and MTBE are illustrated on attached Figures D, E, and F, respectively.

#### **OVERALL EVALUATION OF SYSTEM EFFECTIVENESS**

Soil vapor extraction has been very successful at the Winall No. 18 site. The initial approximate 1.5 year operation period in years 2000 and 2001 apparently removed most of the subsurface contamination, with contaminant removal rates declining to asymptotic levels. While SVE was resumed in 2007 with new wells installed to specifically target residual contaminants within a thin unit of low permeability material, relatively little additional contaminant removal has been achieved in the three quarters of operation compared to prior contaminant removal. Contaminant removal rates during the fourth quarter 2007 reduced to zero (below MDLs). By the end of the fourth quarter 2007, only three wells were being used for SVE based on well optimization. Consistent with regulatory guidance, individual SVE wells were closed when vapor concentrations were below MDLs.

#### **RECOMMENDATIONS FOR FUTURE ACTIVITIES**

Since SVE removal rates have reduced to below zero (based on MDLs), and since rebound testing has been conducted, EEI recommends the completion of two confirmation borings. This recommendation has been discussed with the Agencies. Upon the Agencies' request, EEI will submit a Workplan for Additional Confirmation Borings.

## CLOSING

If you have any questions, or if you need additional information, please call Economy Environmental, Inc., Environmental Consultant, Carole Haynes at (714) 842-3911.

ECONOMY ENVIRONMENTAL, INC.

Original signed by *Carole Haynes*

Carole Haynes  
Project Technical Consultant  
"A" Licensed General Engineering Contractor  
R.E.A.I #05423



Bob Clark-Riddell, P.E.  
Senior Engineer

cc: Mr. Allen Gimenez, Vice President, Winall Oil Co. (1 paper)  
Mr. Kenneth A. Ehrlich, Attorney for Winall Oil Co. (1 paper)  
Dr. Yue Rong California Regional Water Quality Control Board (1 paper, 1 electronic)  
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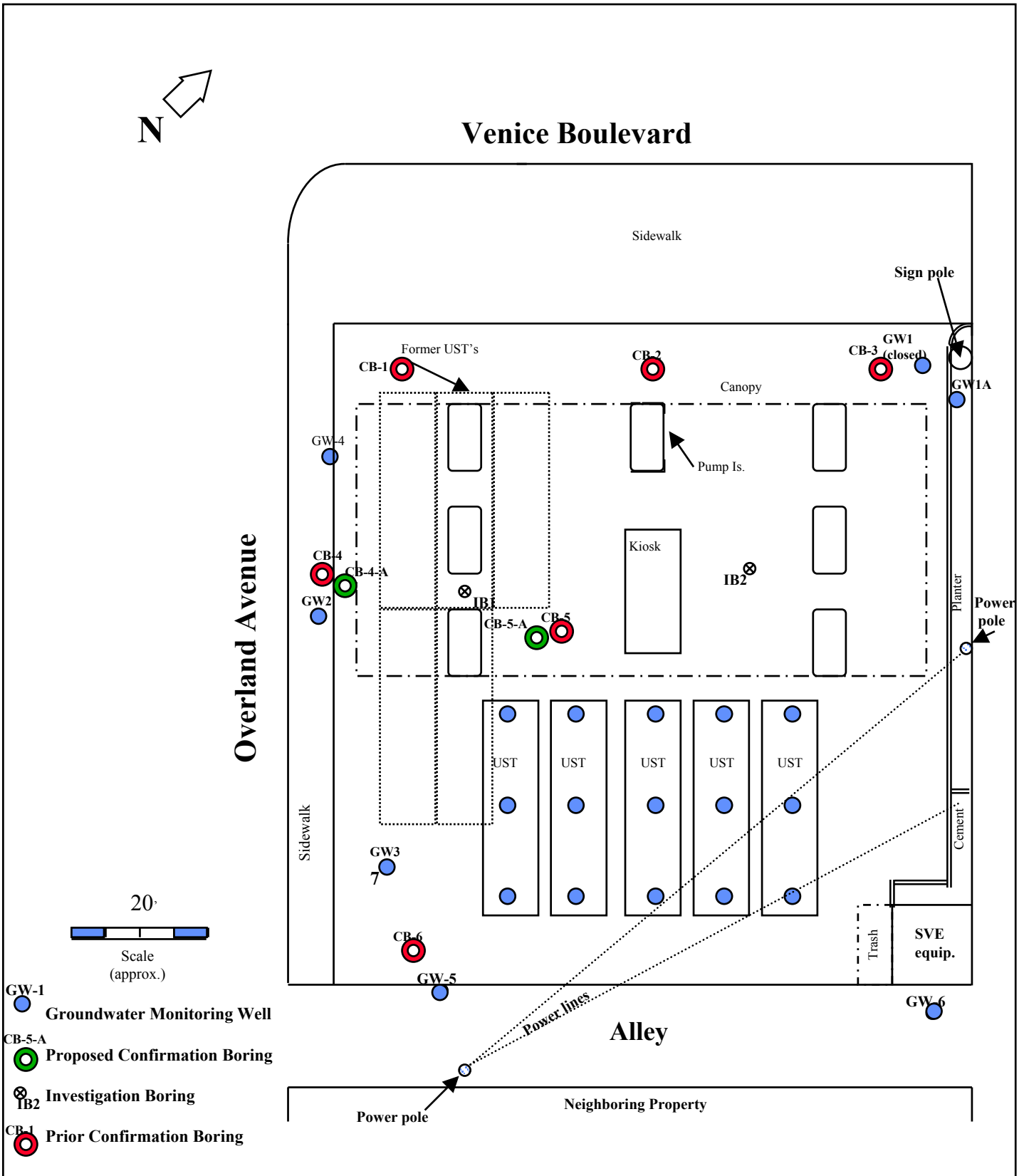
### Attachments:

Figure 1 - Site Plan  
Figure A - Cumulative and Interval TPHg Removal vs. Time – All  
Figure B - Cumulative and Interval Benzene Removal vs. Time – All  
Figure C - Cumulative and Interval MTBE Removal vs. Time – All  
Figure D - Cumulative and Interval TPHg Removal vs. Time – 2007  
Figure E - Cumulative and Interval Benzene Removal vs. Time – 2007  
Figure F - Cumulative and Interval MTBE Removal vs. Time – 2007

Table 1 - SVE System Operation Data and Notes  
Table 2 - Soil Vapor Analytical Data for System and Individual Wells  
Table 3 – SVE System Mass Removal Rates

Attachment A - Operational Field Reports  
Attachment B - Laboratory Analytical Reports for Soil Vapor





**Economy Environmental, Inc.**  
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**Site Plan**  
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**FIGURE 1**

Figure A - Cumulative and Interval TPHg Removal vs. Time - All

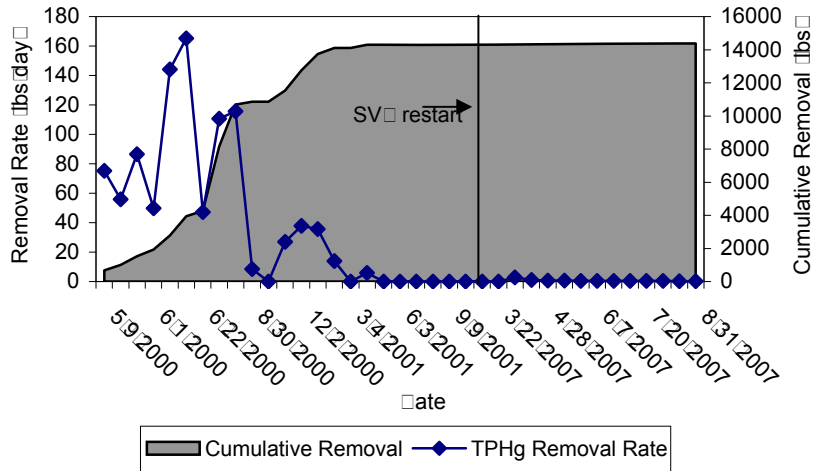


Figure B - Cumulative and Interval Benzene Removal vs. Time - All

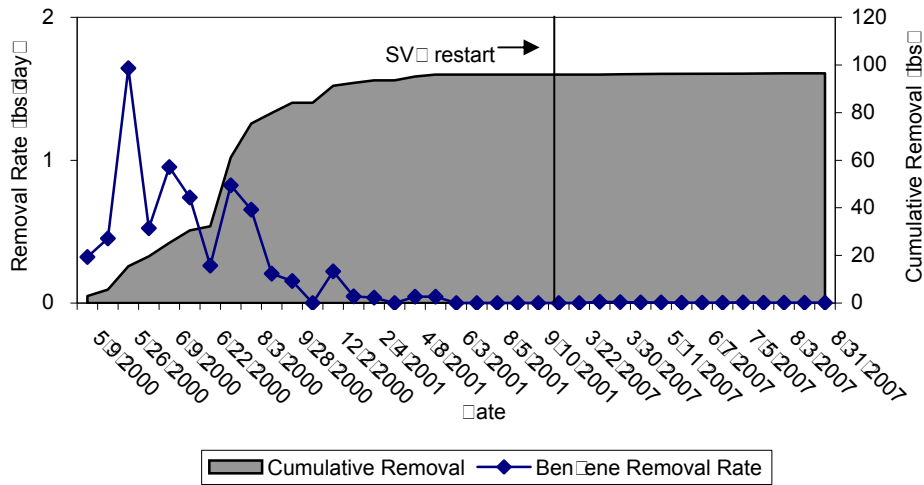


Figure C - Cumulative and Interval MTBE Removal vs. Time - All

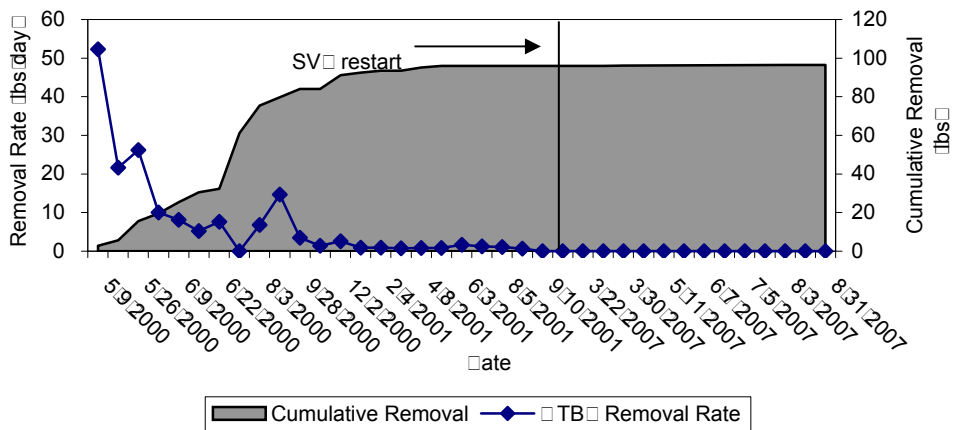


Figure D - Cumulative and Interval TPHg Removal vs. Time - 2007

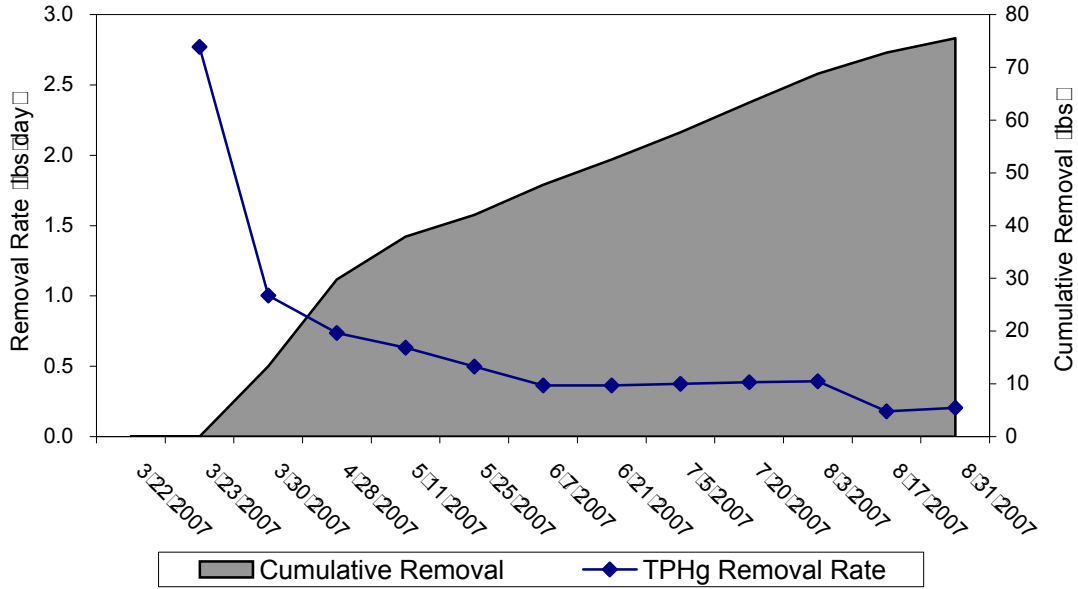


Figure E - Cumulative and Interval Benzene Removal vs. Time - 2007

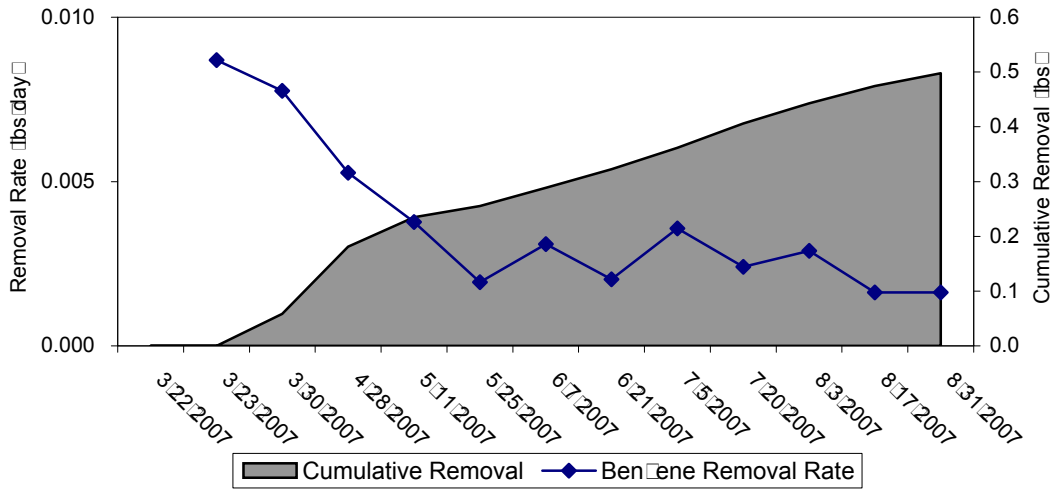


Figure F - Cumulative and Interval MTBE Removal vs. Time - 2007

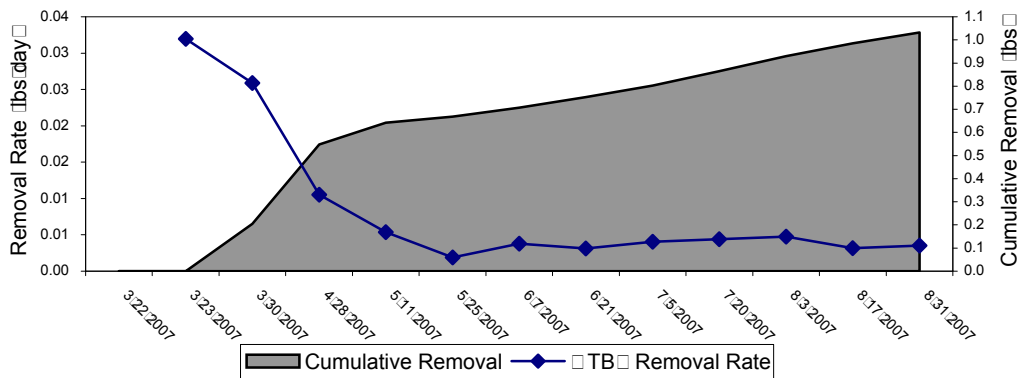


Table 1 - SVE System Operation Data and Notes - Winall #18, 10646 Venice Blvd, Culver City, CA

Date	Operating Hours	Elapsed Time (minutes)	Interval Time (minutes)	Pre Dilution FID (PPMV)	Influent FID (PPMV)	Effluent FID (PPMV)	Pre-Dilution Vacuum (" water)	Pre-Dilution Flow (CFM)	System Flow (CFM)	Removal Rate per FID (lbs/day)	Cumulative Removal Per FID <sup>1</sup> (lbs)	Open SVE Wells	Dilution Valve (%open)	Temp Inlet (°F)	Temp Outlet (°F)	Notes
3/14/2007	13503.9	0.0	0	0.3	235.3	19.5	124	9.35	115	8.68	0	all	50%	653	614	System startup
3/15/2007	13511.1	432	432	0.0	119.3	9.1	125	over	116	4.44	1.33	all	50%	657	614	System off upon arrival. Restart
3/22/2007	13533.0	1,746	1,314	0.0	0.0	0.0	28	33.0	126	0.00	1.33	all	50%	660	588	System off upon arrival. Restart
3/23/2007	13557.4	3,210	1,464	0.5	19.1	1.50	24	9.20	112	0.69	2.03	all	50%	655	587	System on upon arrival/departure.
3/30/2007	13727.2	13,398	10,188	1.4	11.0	0.9	30	6.10	115	0.41	4.90	all	50%	653	692	System on upon arrival/departure.
4/6/2007	13896.0	23,526	10,128	1.3	0.2	0.0	32	10.4	113	0.01	4.95	all	50%	661	591	System on upon arrival/departure.
4/13/2007	N/A	NA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	---	all	50%	N/A	N/A	System was down. Called vendor.
4/28/2007	14179.6	40,542	17,016	0.0	N/A	N/A	18	8.0	117	NA	---	all	50%	699	628	System on upon arrival/departure.
5/4/2007	14323.0	49,146	8,604	40.3	0.0	0.0	22	5.60	119	0.00	4.95	V6C, V10B, V1A2	50%	706	630	System on upon arrival/departure.
5/11/2007	14465.6	57,702	8,556	84.0	3.8	0.0	18	7.70	119	0.15	5.81	V6C, V10B, V1A2	50%	705	625	System on upon arrival/departure.
5/18/2007	14634.1	67,812	10,110	17.2	0.0	0.0	18	10.0	118	0.00	5.81	V6C, V10B, V1A2	50%	705	616	System on upon arrival/departure.
5/25/2007	14640.8	68,214	402	33.0	0.0	0.0	18	8.0	118	0.00	5.81	V6C, V10B, V1A2	50%	698	609	System off upon arrival. Restart
6/1/2007	14808.1	78,252	10,038	160.9	12.9	1.4	18	3.30	117	0.48	9.19	V6C, V10B, V1A2	50%	703	610	System off upon arrival. Restart
6/7/2007	N/A	NA	NA	40	1	1.2	18	15.60	117	0.05	---	V6C, V10B, V1A2	50%	692	627	System off upon arrival. Restart
6/14/2007	15123.3	97,164	18,912	508	15	0.9	18	9.50	112	0.52	---	V6C, V10B, V1A2	50%	704	620	System off upon arrival. Restart
6/21/2007	15274.0	106,206	9,042	1.4	3.2	0.0	18	10.20	112	0.11	9.91	V6C, V10B, V1A2	50%	704	632	System off upon arrival. Restart
6/29/2007	15462.4	117,510	11,304	0.7	2.7	0.0	18	12.7	114	0.10	10.69	V6C, V10B, V1A2	50%	692	624	System off upon arrival. Restart
7/5/2007	15607.0	126,186	8,676	0.2	2.3	0.0	18	5.4	113	0.08	11.19	V6C, V10B, V1A2	50%	705	625	System on upon arrival/departure.
7/12/2007	15774.3	136,224	10,038	0.4	1.4	0.0	18	4.7	111	0.05	11.54	V6C, V10B, V1A2	50%	704	620	System on upon arrival/departure.
7/20/2007	15963.1	147,552	11,328	0.0	5.3	0.0	18	2.68	113	0.19	13.05	V6C, V10B, V1A2	50%	701	625	System on upon arrival/departure.
7/27/2007	16134.4	157,830	10,278	0.0	1.2	0.0	18	8.3	113	0.04	13.36	V6C, V10B, V1A2	50%	693	626	System on upon arrival/departure.
8/3/2007	16299.8	167,754	9,924	0.0	0.0	0.0	18	8.35	113	0.00	13.36	V6C, V10B, V1A2	50%	705	625	System on upon arrival/departure.
8/10/2007	16469.6	177,942	10,188	0.3	5.0	0.0	19	2.77	114	0.18	14.65	V10B, V1A2	50%	690	629	System on upon arrival/departure.
8/17/2007	16635.4	187,890	9,948	0.0	0.8	0.0	18	14.4	113	0.03	14.85	V10B, V1A2	50%	709	626	System on upon arrival/departure.
8/24/2007	16809.0	198,306	10,416	0.0	0.3	0.0	18	4.88	111	0.01	14.93	V10B, V1A2	50%	704	615	System on upon arrival/departure.
8/31/2007	16974.1	208,212	9,906	50.3	0.5	0.0	18	1.13	113	0.02	15.05	V10B, V1A2	50%	690	628	System on upon arrival/departure.
9/7/2007	17,018.3	210,864	2,652	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	System off for rebound test.
10/3/2007	17018.3	210,864	0	77.3	4.7	2.3	8	2.09	192	0.29	15.59	all	50%	695	628	<b>Restart after rebound. Open all wells.</b>
10/11/2007	17,213.2	222,558	11,694	35.3	0.0	0.0	7.5	0.20	193	0.00	15.59	all	50%	701	626	System on upon arrival/departure.
10/18/2007	17,376	232,326	9,768	18.5	0.0	0.0	7.5	0.20	200	0.00	15.59	all	50%	700	616	System on upon arrival/departure.
10/25/2007	17,546.1	242,532	10,206	16.2	12.5	0.0	6	2.52	193	0.77	21.07	all	50%	700	621	System on upon arrival/departure.
11/2/2007	17,735.5	253,896	11,364	N/A	N/A	N/A	6	6.65	198	N/A	N/A	all	50%	690	635	System on upon arrival/departure.
11/9/2007	17,904.3	264,024	10,128	24.0	0.0	0.0	8	2.12	198	0.00	21.07	all	50%	689	629	System on upon arrival/departure.
11/16/2007	18,072.0	274,086	10,062	32.8	0.3	0.0	8	7.50	196	0.02	21.21	all	50%	696	620	System on upon arrival/departure.
11/26/2007	18,317.2	288,798	14,712	0.0	0.5	0.2	10	7.55	198	0.03	21.53	all	50%	695	621	System on upon arrival/departure.
12/3/2007	18,485.0	298,866	10,068	30.5	0.0	0.0	10	8.80	195	0.00	21.53	all	50%	690	626	System on upon arrival/departure.
12/10/2007	18,652.2	308,898	10,032	7.5	0.0	0.0	10	7.35	198	0.00	21.53	all	50%	694	619	System on upon arrival/departure.
12/14/2007	18,746.2	314,538	5,640	9.7	0.0	0.0	10	9.00	200	0.00	21.53	all	50%	702	629	System on upon arrival/departure.
12/21/2007	18,912.5	324,516	9,978	0.0	0.0	0.0	12	12.70	200	0.00	21.53	V6C, V10B, V1A2	50%	692	630	System on upon arrival/departure.

Notes

1. The cumulative contaminant removal is based on the system flow rate and FID concentrations of the influent (post dilution) port. We assume a contaminant molecular weight of 86 grams/mole.
  2. For shutdown dates with no data, the flow rate is assumed to equal the prior recorded flow rate and the influent concentration is assumed to equal the subsequent measurement. Hours may be estimated.
- NA = Not available



Table 2. Soil Vapor Analytical Data for System and Individual Wells - Winall #18,10646 Venice Blvd, Culver City, CA

Well ID	Sample Date	GRO	Benzene	Toluene	Ethyl- benzene	Xylenes	TAME	TBA	DIPE	ETBE	MTBE	Original Units <sup>1</sup>
V10C	10/03/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V10B	10/03/07	<10000	<b>1.2</b>	<b>5.5</b>	<b>0.63</b>	<b>17.8</b>	<2	<2	<2	<2	<b>6.8</b>	ug/L
V9C	10/03/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<b>2.0</b>	ug/L
V9B	10/03/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V1A2	10/03/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V5C2	10/11/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<b>3.7</b>	ug/L
V6C	10/11/07	<10000	<b>7.5</b>	<b>38</b>	<b>7.2</b>	<b>118</b>	<2	<2	<2	<2	<b>4.0</b>	ug/L
V4C2	10/11/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V10D	10/11/07	<10000	<0.5	<0.5	<0.5	<b>2.55</b>	<2	<2	<2	<2	<2	ug/L
V10C	10/11/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V10B	10/11/07	<10000	<b>5.5</b>	<b>43</b>	<b>7.3</b>	<b>137</b>	<2	<2	<2	<2	<b>25</b>	ug/L
V9C	10/11/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V9B	10/11/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V1A2	10/11/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<b>2.0</b>	ug/L
V5C2	10/25/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V6C	10/25/07	<10000	<b>11</b>	<b>55</b>	<b>13</b>	<b>230</b>	<2	<2	<2	<2	<b>5.8</b>	ug/L
V4C2	10/25/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V10D	10/25/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V10C	10/25/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V10B	10/25/07	<10000	<b>3.9</b>	<b>30</b>	<b>5.3</b>	<b>82</b>	<2	<2	<2	<2	<b>15</b>	ug/L
V9C	10/25/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V9B	10/25/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V1A2	10/25/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V5C2	11/09/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V6C	11/09/07	<10000	<b>8.2</b>	<b>50</b>	<b>17</b>	<b>242</b>	<2	<2	<2	<2	<b>4.0</b>	ug/L
V4C2	11/09/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V10D	11/09/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V10C	11/09/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V10B	11/09/07	<10000	<b>4.4</b>	<b>36</b>	<b>7.1</b>	<b>101</b>	<2	<2	<2	<2	<b>16</b>	ug/L
V9C	11/09/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V9B	11/09/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V1A2	11/09/07	<10000	<0.5	<0.5	<0.5	<14.2	<2	<2	<2	<2	<2	ug/L
V5C2	11/26/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V6C	11/26/07	<10000	<b>7.4</b>	<b>32</b>	<b>73.4</b>	<b>93</b>	<2	<2	<2	<2	<b>3.8</b>	ug/L
V4C2	11/26/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V10D	11/26/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V10C	11/26/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V10B	11/26/07	<10000	<b>3.6</b>	<b>33</b>	<b>7.6</b>	<b>93</b>	<2	<2	<2	<2	<b>11</b>	ug/L
V9C	11/26/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V9B	11/26/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V1A2	11/26/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V5C2	12/10/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V6C	12/10/07	<10000	<b>3.7</b>	<b>15</b>	<b>2.7</b>	<b>42</b>	<2	<2	<2	<2	<b>2.0</b>	ug/L
V4C2	12/10/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V10D	12/10/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V10C	12/10/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V10B	12/10/07	<10000	<b>3.7</b>	<b>32</b>	<b>6.1</b>	<b>92</b>	<2	<2	<2	<2	<b>12</b>	ug/L
V9C	12/10/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V9B	12/10/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V1A2	12/10/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L
V6C	12/21/07	<10000	<b>5.9</b>	<b>30</b>	<b>7.9</b>	<b>133</b>	<2	<2	<2	<2	<b>2.8</b>	ug/L
V10B	12/21/07	<10000	<b>1.9</b>	<b>15</b>	<b>2.6</b>	<b>47</b>	<2	<2	<2	<2	<b>8.1</b>	ug/L
V1A2	12/21/07	<10000	<0.5	<0.5	<0.5	<1.5	<2	<2	<2	<2	<2	ug/L





**Table 2. Soil Vapor Analytical Data for System and Individual Wells - Winall #18,10646 Venice Blvd, Culver City, CA**

Well ID	Sample Date	GRO	Benzene	Toluene	Ethyl- benzene	Xylenes	TAME	TBA	DIPE	ETBE	MTBE	Original Units <sup>1</sup>
						← ug/L →						

**ABBREVIATIONS AND NOTES**

< = Not detected at or above indicated detection limit

ug/L = micrograms per liter of air (lab results reported in ppbv were converted to ug/L for this table to facilitate data comparison)

GRO = Gasoline Range Organics by modified EPA Method 8015

Volatile Organic Compounds by EPA Method 8260B

Xylenes = total of m,p-xylene and o-xylene

TAME = Tert-amyl methyl ether

TBA = Tertiary-butyl alcohol

DIPE = Di-isopropyl ether

ETBE = Ethyl tert-butyl ether

MTBE = Methyl tert-butyl ether

TMBs = Trimethylbenzenes

1 = Units on lab report. Lab results reported in ppbv were converted to ug/L for this table to facilitate data comparison.

2 = Pre-Dilution concentration at well manifold. For initial sampling this port was labeled 'influent' on field forms and samples.

3 = Influent concentration to system. For initial sampling this port was labeled 'post dilution'.

\* = Required soil vapor Method Detection Limits (MDLs) based on the Charnock General Requirements and a December 31, 2002 letter to Mr. Yue Ron from URS Corporation (confirming a conference call between LARWQCB, EPA and ExxonMobil).

**bold** = concentration or detection level exceeding required soil vapor MDLs

**Table 3 - SVE System Mass Removal Rates -Winall #18, 10646 Venice Blvd, Culver City, CA**

Date	Total Operation (Days)	System Flowrate (scfm)	Concentration			Extraction Rate <sup>1</sup>			Period Removal <sup>2</sup>			Cumulative Removal		
			GRO (ug/l)	Benzene (ug/l)	MTBE (ug/l)	GRO (lbs/day)	Benzene (lbs/day)	MTBE (lbs/day)	GRO (lbs)	Benzene (lbs)	MTBE (lbs)	GRO (lbs)	Benzene (lbs)	MTBE (lbs)
03/23/07	564.9	112	275	0.9	3.2	2.77	0.01	0.03	0.0	0.0	0	0.0	0.00	0.00
03/30/07	572.0	115	< 97	< 9.6	< 9.6	1.00	0.01	0.03	13.4	0.06	0.2	13.4	0.06	0.20
04/28/07	590.8	117	< 70	< 7.0	< 7.0	0.74	0.01	0.01	16.4	0.12	0.3	29.8	0.18	0.55
05/11/07	602.7	119	N/A	0.35	N/A	0.63	0.0038	0.01	8.16	0.05	0.1	37.9	0.23	0.64
05/25/07	610.0	118	N/A	0.18	< 0.18	0.50	0.0019	0.0019	4.1	0.02	0.0	42.0	0.26	0.67
06/07/07	623.2	117	35	0.29	0.36	0.36	0.0031	0.0038	5.7	0.03	0.0	47.7	0.29	0.71
06/21/07	636.4	112	N/A	0.20	0.31	0.36	0.0020	0.0031	4.8	0.03	0.0	52.5	0.32	0.75
07/05/07	650.3	113	N/A	0.35	0.40	0.38	0.0036	0.0040	5.1	0.04	0.0	57.7	0.36	0.80
07/20/07	665.1	113	N/A	0.24	N/A	0.39	0.0024	0.0044	5.7	0.04	0.1	63.3	0.41	0.86
08/03/07	679.2	113	39	0.28	0.47	0.39	0.0029	0.0048	5.5	0.04	0.1	68.8	0.44	0.93
08/17/07	693.1	113	18	< 0.16	0.31	0.18	0.0016	0.0032	4.0	0.03	0.1	72.8	0.47	0.98
08/31/07	707.3	113	20	< 0.16	0.35	0.20	0.0016	0.0035	2.7	0.02	0.0	75.5	0.50	1.03
10/03/07	709.1	192	< 10,000	< 0.50	< 2.0	0.00	0.0000	0.0000	0.2	0.00	0.0	75.7	0.50	1.03
10/11/07	717.2	193	< 10,000	< 0.50	< 2.0	0.00	0.0000	0.0000	0.0	0.00	0.0	75.7	0.50	1.03
10/25/07	731.1	200	< 10,000	< 0.50	< 2.0	0.00	0.0000	0.0000	0.0	0.00	0.0	75.7	0.50	1.03
11/09/07	746.0	193	< 10,000	< 0.50	< 2.0	0.00	0.0000	0.0000	0.0	0.00	0.0	75.7	0.50	1.03
11/26/07	763.2	198	< 10,000	< 0.50	< 2.0	0.00	0.0000	0.0000	0.0	0.00	0.0	75.7	0.50	1.03
12/10/07	777.2	198	< 10,000	< 0.50	< 2.0	0.00	0.0000	0.0000	0.0	0.00	0.0	75.7	0.50	1.03
12/21/07	788.0	196	< 10,000	< 0.50	< 2.0	0.00	0.0000	0.0000	0.0	0.00	0.0	75.7	0.50	1.03

Notes:

<sup>1</sup> Extraction Rate, lbs/day = (System Flow at influent/oxidizer, scfm)\*(Post-Dilution Influent conc., ug/L)\*(0.00009).

<sup>2</sup> Period Removal, lbs = (Extraction Rate, lbs/day)\*(Average of current and preceding removal rate times days of operation between current and preceding analysis, days).

NA = Not available

For concentrations below required soil vapor Method Detection Limits, extraction rates are assumed to equal '0'.

## **Attachment B – Laboratory Analytical Reports For Soil Vapor**

## Economy Environmental, Inc. - Operation Field Report

1. Project No.: <u>Winall Oil Co. Station # 18</u> 2. Contact: <u>Carole Haynes - Economy Env. Inc</u> 3. Site Address: <u>10646 Venice Blvd</u> 4. City, State, Zip: <u>Culver City</u> 5. Project Manager: <u>Carole Haynes</u> 6. Client Phone No.: <u>714-840-9602</u> 7. Fax No.: <u>714-840-5532</u>	8. Date of Visit: <u>October 03, 2007</u> 9. Service Work Order: <u>Open</u> 10. Technician's Name/Initials: <u>FM</u> 11. Technician's Name/Initials: _____ 12. Equipment Make: <u>Drewelow</u> 13. Equipment Model: <u>Stealth Bobcat</u> 14. Serial #: _____ 15. Rental #: _____
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### Vapor Extraction System (VES) Operation

15. VES Operating on Arrival?	No	20. VES Operating on Departure?	Yes
16. Air Sparge Operating on Arrival?	N/A	21. Air Sparge Operating on Departure?	N/A
17. Water Treatment Operating on Arrival?	N/A	22. Water Treat. Operating on Departure?	N/A
18. Is the Unit Producing Water?	No	23. Is operating permit visible?	Yes
19. Remaining Capacity(GALLONS):	30	24. Is operating permit Valid?	Yes

25. Incoming Current Draw, L1	120	28.:	
26. Incoming Current Draw, L2	120	29.:	
27. Incoming Current Draw, L3	250	30.	

28. Electric Meter Reading:	52985 kWh	
29. Vapor Extr.Sys.(VES) Flow Rate	<b>192</b> SCFM	
30. Dilution Air ( % closed)	50%	
31. Initial Total Blower Hours on Machine prior to start up	13503.9	
<b>32. Total Blower Hours Currently</b>	<b>17018.3</b>	
32. Combustion Temp/Inlet Temp	695 °F	
33. Stack Temp/Outlet Temp	628 °F	
34. Heat Exchange Temp:	208 °F	
35. Pre Dilution:	77.3	
36. Influent:	4.7	
37. Effluent VOC	2.3	

57. Corrective Actions / Immediate _____
58. Corrective Actions / Long Term _____
59. Comments _____

File Referral :

# FIELD DATA COLLECTION FORM

## WOC-18 SVE MONITORING

Date: October 03, 2007

Location: Winall No: 18, Venic and Overland

Well Construction: 4" dia. / 2" dia. - PVC 0.01 slot - SVE

Well #	Well Depth	% OPEN	FID	VAC	Veloc	CFM	Temp	
V5C2	34'	100%	3.1	8	11	3.83	72.0	
V6C	34'	100%	641.0	8	14	1.48	69.1	
V4C2	34'	100%	0.0	8	50	0.88	70.3	
V10D	64'	100%	0.0	8	37	3.10	70.0	
V10C	42'	100%	1.7	8	125	1.30	71.7	
V10-B	36'	100%	277.0	8	70	4.30	71.5	
V9C	42'	100%	1.5	8	104	2.62	68.5	
V9B	36'	100%	4.6	8	64	2.02	70.8	
V1A-2	35'	100%	0.0	6.5	Over	1.00	68.0	
Pre Dilution	N/A	N/A	77.3	8	38	2.09	72.1	
Influent	N/A	N/A	4.7	N/A	N/A	N/A	N/A	
Effluent	N/A	N/A	2.3	N/A	N/A	N/A	N/A	
<b>SYSTEM</b>	<b>MANIFOLD</b>							
VACUUM	8							
VELOC	38							
CFM	2.09							
TEMP	72.1							

Notes:

Field Tech: \_\_\_\_\_

**Economy Environmental, Inc.**

16835 Algonquin Street, # 424, Huntington Beach, California 92649

## Economy Environmental, Inc. - Operation Field Report

1. Project No.: <u>Winall Oil Co. Station # 18</u> 2. Contact: <u>Carole Haynes - Economy Env. Inc</u> 3. Site Address: <u>10646 Venice Blvd</u> 4. City, State, Zip: <u>Culver City</u> 5. Project Manager: <u>Carole Haynes</u> 6. Client Phone No.: <u>714-840-9602</u> 7. Fax No.: <u>714-840-5532</u>	8. Date of Visit: <u>October 11, 2007</u> 9. Service Work Order: <u>Open</u> 10. Technician's Name/Initials: <u>FM</u> 11. Technician's Name/Initials: _____ 12. Equipment Make: <u>Drewelow</u> 13. Equipment Model: <u>Stealth Bobcat</u> 14. Serial #: _____ 15. Rental #: _____
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### Vapor Extraction System (VES) Operation

15. VES Operating on Arrival?	No	20. VES Operating on Departure?	Yes
16. Air Sparge Operating on Arrival?	N/A	21. Air Sparge Operating on Departure?	N/A
17. Water Treatment Operating on Arrival?	N/A	22. Water Treat. Operating on Departure?	N/A
18. Is the Unit Producing Water?	No	23. Is operating permit visible?	Yes
19. Remaining Capacity(GALLONS):	30	24. Is operating permit Valid?	Yes

25. Incoming Current Draw, L1	120	28.:	
26. Incoming Current Draw, L2	120	29.:	
27. Incoming Current Draw, L3	250	30.	

28. Electric Meter Reading:	52985 kWh	
29. Vapor Extr.Sys.(VES) Flow Rate	<b>193</b> SCFM	
30. Dilution Air ( % closed)	50%	
31. Initial Total Blower Hours on Machine prior to start up	13503.9	
<b>32. Total Blower Hours Currently</b>	<b>17213.2</b>	
32. Combustion Temp/Inlet Temp	701 °F	
33. Stack Temp/Outlet Temp	626 °F	
34. Heat Exchange Temp:	206 °F	
35. Pre Dilution:	35.3	
36. Influent:	0.0	
37. Effluent VOC	0.0	

57. Corrective Actions / Immediate _____
58. Corrective Actions / Long Term _____
59. Comments _____

File Referral :



# FIELD DATA COLLECTION FORM

## WOC-18 SVE MONITORING

Date: October 11, 2007

Location: Winall No: 18, Venic and Overland

Well Construction: 4" dia. / 2" dia. - PVC 0.01 slot - SVE

Well #	Well Depth	% OPEN	FID	VAC	Veloc	CFM	Temp	
V5C2	34'	100%	0.0	7.5	62	5.45	68.8	
V6C	34'	100%	81.2	7.5	18	0.36	72.3	
V4C2	34'	100%	0.0	7.5	4	0.05	73.6	
V10D	64'	100%	0.0	7.5	6	0.10	73.8	
V10C	42'	100%	0.0	7.5	2	0.00	75.1	
V10-B	36'	100%	61.4	7.5	37	0.82	73.5	
V9C	42'	100%	0.0	7.5	38	0.60	74.5	
V9B	36'	100%	2.3	7.5	5	0.70	75.6	
V1A-2	35'	100%	0.0	7.5	58	1.26	73.0	
Pre Dilution	N/A	N/A	35.4	7.5	2	0.20	74.2	
Influent	N/A	N/A	0.0	N/A	N/A	N/A	N/A	
Effluent	N/A	N/A	0.0	N/A	N/A	N/A	N/A	
<b>SYSTEM</b>	<b>MANIFOLD</b>							
VACUUM	7.5							
VELOC	2							
CFM	0.20							
TEMP	74.2							

Notes:

Field Tech: \_\_\_\_\_

**Economy Environmental, Inc.**

16835 Algonquin Street, # 424, Huntington Beach, California 92649

## Economy Environmental, Inc. - Operation Field Report

1. Project No.: <u>Winall Oil Co. Station # 18</u> 2. Contact: <u>Carole Haynes - Economy Env. Inc</u> 3. Site Address: <u>10646 Venice Blvd</u> 4. City, State, Zip: <u>Culver City</u> 5. Project Manager: <u>Carole Haynes</u> 6. Client Phone No.: <u>714-840-9602</u> 7. Fax No.: <u>714-840-5532</u>	8. Date of Visit: <u>October 18, 2007</u> 9. Service Work Order: <u>Open</u> 10. Technician's Name/Initials: <u>FM</u> 11. Technician's Name/Initials: _____ 12. Equipment Make: <u>Drewelow</u> 13. Equipment Model: <u>Stealth Bobcat</u> 14. Serial #: _____ 15. Rental #: _____
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### Vapor Extraction System (VES) Operation

15.VES Operating on Arrival?	No	20.VES Operating on Departure?	Yes
16.Air Sparge Operating on Arrival?	N/A	21.Air Sparge Operating on Departure?	N/A
17.Water Treatment Operating on Arrival?	N/A	22.Water Treat. Operating on Departure?	N/A
18.Is the Unit Producing Water?	No	23.Is operating permit visible?	Yes
19.Remaining Capacity(GALLONS):	50	24.Is operating permit Valid?	Yes

25. Incoming Current Draw, L1	120	28.:	
26. Incoming Current Draw, L2	120	29.:	
27. Incoming Current Draw, L3	250	30.	

28.Electric Meter Reading:	63131 kWh	
29.Vapor Extr.Sys.(VES) Flow Rate	<b>200</b> SCFM	
30.Dilution Air ( % closed)	50%	
31 Initial Total Blower Hours on Machine prior to start up	13503.9	
<b>32. Total Blower Hours Currently</b>	<b>17376.0</b>	
32.Combustion Temp/Inlet Temp	700 °F	
33.Stack Temp/Outlet Temp	616 °F	
34.Heat Exchange Temp:	193 °F	
35. Pre Dilution:	18.5	
36. Influent:	0.0	
37.Effluent VOC	0.0	

57.Corrective Actions / Immediate_____
58.Corrective Actions / Long Term_____
59. Comments _____

File Referral :

# FIELD DATA COLLECTION FORM

## WOC-18 SVE MONITORING

Date: October 18, 2007

Location: Winall No: 18, Venic and Overland

Well Construction: 4" dia. / 2" dia. - PVC 0.01 slot - SVE

Well #	Well Depth	% OPEN	FID	VAC	Veloc	CFM	Temp	
V5C2	34'	100%	0.0	7.5	45	4.01	62.7	
V6C	34'	100%	286.0	7.5	32	0.68	66.2	
V4C2	34'	100%	0.0	7.5	19	0.42	66.5	
V10D	64'	100%	0.0	7.5	20	0.44	64.8	
V10C	42'	100%	0.0	7.5	34	0.73	64.1	
V10-B	36'	100%	265.0	7.5	16	0.34	63.2	
V9C	42'	100%	0.0	7.5	25	0.55	63.4	
V9B	36'	100%	24.9	7.5	23	0.51	66.3	
V1A-2	35'	100%	0.0	7.5	33	0.72	65.2	
Pre Dilution	N/A	N/A	18.5	7.5	28	2.42	74.2	
Influent	N/A	N/A	0.0	N/A	N/A	N/A	N/A	
Effluent	N/A	N/A	0.0	N/A	N/A	N/A	N/A	
<b>SYSTEM</b>	<b>MANIFOLD</b>							
VACUUM	7.5							
VELOC	2							
CFM	0.20							
TEMP	74.2							

Notes:

Field Tech: \_\_\_\_\_

**Economy Environmental, Inc.**

16835 Algonquin Street, # 424, Huntington Beach, California 92649

## Economy Environmental, Inc. - Operation Field Report

1. Project No.: <u>Winall Oil Co. Station # 11</u> 2. Contact: <u>Carole Haynes - Economy Env. Inc</u> 3. Site Address: <u>790 West 19<sup>th</sup> Street</u> 4. City, State, Zip: <u>Costa Mesa, CA</u> 5. Project Manager: <u>Carole Haynes</u> 6. Client Phone No.: <u>714-840-9602</u> 7. Fax No.: <u>714-840-5532</u>	8. Date of Visit: <u>October 23, 2007</u> 9. Service Work Order: <u>Open</u> 10. Technician's Name/Initials: <u>FM</u> 11. Technician's Name/Initials: _____ 12. Equipment Make: <u>Drewelow</u> 13. Equipment Model: <u>SRCO250E</u> 14. Serial #: <u>J-040-524143</u> 15. Rental #: _____
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### Vapor Extraction System (VES) Operation

15.VES Operating on Arrival?	Yes	20.VES Operating on Departure?	Yes
16.Air Sparge Operating on Arrival?	Yes	21.Air Sparge Operating on Departure?	Yes
17.Water Treatment Operating on Arrival?	N/A	22.Water Treat. Operating on Departure?	N/A
18.Is the Unit Producing Water?	NO	23.Is operating permit visible?	Yes
19.Remaining Capacity(GALLONS):	Full	24.Is operating permit Valid?	Yes

25. Incoming Current Draw, L1	126	28.Incoming Voltage, L-1 - L-2:	
26. Incoming Current Draw, L2	120	29.:	
27.		30.	

31.Gas Meter Reading:	N/A	cu.ft.	44.Combustion Temp/Inlet Temp	750	°F
32.Electric Meter Reading:	90241	kWh	45.Stack Temp/Outlet Temp	763	°F
33.Percent (%) LEL (exp. As hexane)		1%	46.Heat Exchange Temp:	282	°F
34.Vapor Extr.Sys.(VES) Flow Rate		SCFM	47. Pre Dilution:	82.4	
35.Inlet Vacuum		in Hg	48. Influent:	111.7	
36.Dilution Air ( % closed)		100%	49.Effluent VOC,	10.1	
37.Blower Outlet Pressure:		in H <sub>2</sub> O	50.Scrubber Temp:		N/A
38.Carbon Inlet Pressure		in H <sub>2</sub> O / H <sub>g</sub>	51.Scrubber Tank Discharge:		N/A
39.Carbon Outlet P Pressure		in H <sub>2</sub> O / H <sub>g</sub>	52.Total system Discharge:		N/A
40. Recirculation Valve (% closed)		50%	53.Liquid Ring Pump:		N/A
41.Conductivity		N/A	54.Alkalinity Tank:		N/A
42. Total Blower Hours/Cycles		11268/141	55.Dispersant Tank:		N/A
43.Total Heater Hours / Cycles		11263/69	56.Supplemental Water Usage:		N/A

57.Corrective Actions / Immediate: _____
58.Corrective Actions / Long Term _____
59.Comments: <u>SCFM was not reading due to water in the lines I blew them out and will check next week. SCFM at SVE Final port was 196.</u>

File Referral :

# FIELD DATA COLLECTION FORM

## WOC-18 SVE MONITORING

Date: October 25, 2007

Location: Winall No: 18, Venic and Overland

Well Construction: 4" dia. / 2" dia. - PVC 0.01 slot - SVE

Well #	Well Depth	% OPEN	FID	VAC	Veloc	CFM	Temp	
V5C2	34'	100%	4.0	5	47	4.11	77.0	
V6C	34'	100%	1318.0	5	117	2.60	74.2	
V4C2	34'	100%	26.8	6	24	0.51	76.6	
V10D	64'	100%	10.3	6	57	1.24	76.2	
V10C	42'	100%	10.4	6	29	0.65	76.2	
V10-B	36'	100%	301.1	7	106	2.28	76.7	
V9C	42'	100%	16.6	7	56	1.23	77.1	
V9B	36'	100%	18.5	6	25	0.61	78.1	
V1A-2	35'	100%	12.0	6	28	0.61	76.2	
Pre Dilution	N/A	N/A	16.3	6	13	2.52	78.3	
Influent	N/A	N/A	12.5	N/A	N/A	N/A	N/A	
Effluent	N/A	N/A	0.0	N/A	N/A	N/A	N/A	
<b>SYSTEM</b>	<b>MANIFOLD</b>							
VACUUM	6							
VELOC	13							
CFM	2.52							
TEMP	78.3							

Notes:

Field Tech: \_\_\_\_\_

**Economy Environmental, Inc.**

16835 Algonquin Street, # 424, Huntington Beach, California 92649

## Economy Environmental, Inc. - Operation Field Report

1. Project No.: <u>Winall Oil Co. Station # 18</u> 2. Contact: <u>Carole Haynes - Economy Env. Inc</u> 3. Site Address: <u>10646 Venice Blvd</u> 4. City, State, Zip: <u>Culver City</u> 5. Project Manager: <u>Carole Haynes</u> 6. Client Phone No.: <u>714-840-9602</u> 7. Fax No.: <u>714-840-5532</u>	8. Date of Visit: <u>November 2, 2007</u> 9. Service Work Order: <u>Open</u> 10. Technician's Name/Initials: <u>FM</u> 11. Technician's Name/Initials: _____ 12. Equipment Make: <u>Drewelow</u> 13. Equipment Model: <u>Stealth Bobcat</u> 14. Serial #: _____ 15. Rental #: _____
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### Vapor Extraction System (VES) Operation

15. VES Operating on Arrival?	Yes	20. VES Operating on Departure?	Yes
16. Air Sparge Operating on Arrival?	N/A	21. Air Sparge Operating on Departure?	N/A
17. Water Treatment Operating on Arrival?	N/A	22. Water Treat. Operating on Departure?	N/A
18. Is the Unit Producing Water?	No	23. Is operating permit visible?	Yes
19. Remaining Capacity(GALLONS):	30	24. Is operating permit Valid?	Yes

25. Incoming Current Draw, L1	120	28.:	
26. Incoming Current Draw, L2	120	29.:	
27. Incoming Current Draw, L3	250	30.	

28. Electric Meter Reading:	73150	kWh	
29. Vapor Extr.Sys.(VES) Flow Rate	198	SCFM	
30. Dilution Air ( % closed)	50%		
31. Initial Total Blower Hours on Machine prior to start up	13503.9		
<b>32. Total Blower Hours Currently</b>	<b>17735.5</b>		
32. Combustion Temp/Inlet Temp	690	°F	
33. Stack Temp/Outlet Temp	635	°F	
34. Heat Exchange Temp:	199	°F	
35. Pre Dilution:			
36. Influent:			
37. Effluent VOC			

57. Corrective Actions / Immediate _____
58. Corrective Actions / Long Term _____
59. Comments _____

File Referral :

# FIELD DATA COLLECTION FORM

## WOC-18 SVE MONITORING

Date: November 2, 2007

Location: Winall No: 18, Venic and Overland

Well Construction: 4" dia. / 2" dia. - PVC 0.01 slot - SVE

Well #	Well Depth	% OPEN	FID	VAC	Veloc	CFM	Temp	
V5C2	34'	100%		8	64	5.50	64.1	
V6C	34'	100%		8	141	3.14	63.4	
V4C2	34'	100%		6	183	3.97	63.6	
V10D	64'	100%		6	159	3.48	62.2	
V10C	42'	100%		6	156	3.16	64.4	
V10-B	36'	100%		6	143	3.13	63.1	
V9C	42'	100%		6	135	2.59	66.5	
V9B	36'	100%		6	135	2.99	64.0	
V1A-2	35'	100%		6	117	2.60	63.3	
Pre Dilution	N/A	N/A		6	74	6.65	63.4	
Influent	N/A	N/A		N/A	N/A	N/A	N/A	
Effluent	N/A	N/A		N/A	N/A	N/A	N/A	
<b>SYSTEM</b>	<b>MANIFOLD</b>							
VACUUM	6							
VELOC	74							
CFM	6.65							
TEMP	63.4							

Notes: FID Meter was not working properly, unable to take FID readings this event.

Field Tech: \_\_\_\_\_

**Economy Environmental, Inc.**

16835 Algonquin Street, # 424, Huntington Beach, California 92649



## Economy Environmental, Inc. - Operation Field Report

1. Project No.: <u>Winall Oil Co. Station # 18</u> 2. Contact: <u>Carole Haynes - Economy Env. Inc</u> 3. Site Address: <u>10646 Venice Blvd</u> 4. City, State, Zip: <u>Culver City</u> 5. Project Manager: <u>Carole Haynes</u> 6. Client Phone No.: <u>714-840-9602</u> 7. Fax No.: <u>714-840-5532</u>	8. Date of Visit: <u>November 9, 2007</u> 9. Service Work Order: <u>Open</u> 10. Technician's Name/Initials: <u>FM</u> 11. Technician's Name/Initials: _____ 12. Equipment Make: <u>Drewelow</u> 13. Equipment Model: <u>Stealth Bobcat</u> 14. Serial #: _____ 15. Rental #: _____
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### Vapor Extraction System (VES) Operation

15. VES Operating on Arrival?	Yes	20. VES Operating on Departure?	Yes
16. Air Sparge Operating on Arrival?	N/A	21. Air Sparge Operating on Departure?	N/A
17. Water Treatment Operating on Arrival?	N/A	22. Water Treat. Operating on Departure?	N/A
18. Is the Unit Producing Water?	No	23. Is operating permit visible?	Yes
19. Remaining Capacity(GALLONS):	30	24. Is operating permit Valid?	Yes

25. Incoming Current Draw, L1	120	28.:	
26. Incoming Current Draw, L2	120	29.:	
27. Incoming Current Draw, L3	250	30.:	

28. Electric Meter Reading:	77999 kWh	
29. Vapor Extr. Sys.(VES) Flow Rate	198 SCFM	
30. Dilution Air ( % closed)	50%	
31. Initial Total Blower Hours on Machine prior to start up	13503.9	
<b>32. Total Blower Hours Currently</b>	17904.3	
32. Combustion Temp/Inlet Temp	689 °F	
33. Stack Temp/Outlet Temp	629 °F	
34. Heat Exchange Temp:	196 °F	
35. Pre Dilution:	24.0	
36. Influent:	0.0	
37. Effluent VOC	0.0	

57. Corrective Actions / Immediate _____
58. Corrective Actions / Long Term _____
59. Comments _____

File Referral :

# FIELD DATA COLLECTION FORM

## WOC-18 SVE MONITORING

Date: November 9, 2007

Location: Winall No: 18, Venic and Overland

Well Construction: 4" dia. / 2" dia. - PVC 0.01 slot - SVE

Well #	Well Depth	% OPEN	FID	VAC	Veloc	CFM	Temp	
V5C2	34'	100%	507.8	8	23	1.99	62.3	
V6C	34'	100%	0.0	8	170	3.67	61.8	
V4C2	34'	100%	0.0	7	150	3.33	62.6	
V10D	64'	100%	0.0	8	99	1.83	62.4	
V10C	42'	100%	0.0	8	149	3.18	63.4	
V10-B	36'	100%	31.6	8	169	3.82	62.5	
V9C	42'	100%	0.0	8	175	3.47	64.1	
V9B	36'	100%	0.0	7	104	1.94	63.4	
V1A-2	35'	100%	0.0	8	130	3.40	62.9	
Pre Dilution	N/A	N/A	24.0	8	13	2.12	62.2	
Influent	N/A	N/A	0.0	N/A	N/A	N/A	N/A	
Effluent	N/A	N/A	0.0	N/A	N/A	N/A	N/A	
<b>SYSTEM</b>	<b>MANIFOLD</b>							
VACUUM	8							
VELOC	13							
CFM	2.12							
TEMP	62.2							

Notes: Suma Samples were taken today.

Field Tech: \_\_\_\_\_

**Economy Environmental, Inc.**

16835 Algonquin Street, # 424, Huntington Beach, California 92649

## Economy Environmental, Inc. - Operation Field Report

1. Project No.: <u>Winall Oil Co. Station # 18</u> 2. Contact: <u>Carole Haynes - Economy Env. Inc</u> 3. Site Address: <u>10646 Venice Blvd</u> 4. City, State, Zip: <u>Culver City</u> 5. Project Manager: <u>Carole Haynes</u> 6. Client Phone No.: <u>714-840-9602</u> 7. Fax No.: <u>714-840-5532</u>	8. Date of Visit: <u>November 16,2007</u> 9. Service Work Order: <u>Open</u> 10. Technician's Name/Initials: <u>FM</u> 11. Technician's Name/Initials: _____ 12. Equipment Make: <u>Drewelow</u> 13. Equipment Model: <u>Stealth Bobcat</u> 14. Serial #: _____ 15. Rental #: _____
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### Vapor Extraction System (VES) Operation

15.VES Operating on Arrival?	Yes	20.VES Operating on Departure?	Yes
16.Air Sparge Operating on Arrival?	N/A	21.Air Sparge Operating on Departure?	N/A
17.Water Treatment Operating on Arrival?	N/A	22.Water Treat. Operating on Departure?	N/A
18.Is the Unit Producing Water?	No	23.Is operating permit visible?	Yes
19.Remaining Capacity(GALLONS):	30	24.Is operating permit Valid?	Yes

25. Incoming Current Draw, L1	120	28.:	
26. Incoming Current Draw, L2	120	29.:	
27. Incoming Current Draw, L3	250	30.	

28.Electric Meter Reading:	82695	kWh	
29. Vapor Extr.Sys.(VES) Flow Rate	196	SCFM	
30.Dilution Air ( % closed)	50%		
31 Initial Total Blower Hours on Machine prior to start up	13503.9		
<b>32. Total Blower Hours Currently</b>	<b>18072.0</b>		
32.Combustion Temp/Inlet Temp	<b>696</b>	°F	
33.Stack Temp/Outlet Temp	620	°F	
34.Heat Exchange Temp:	197	°F	
35. Pre Dilution:	32.8		
36. Influent:	0.3		
37.Effluent VOC	0.0		

57.Corrective Actions / Immediate_____
58.Corrective Actions / Long Term_____
59. Comments _____

File Referral :

# FIELD DATA COLLECTION FORM

## WOC-18 SVE MONITORING

Date: November 16,2007

Location: Winall No: 18,Venic and Overland

Well Construction: 4" dia. / 2" dia. - PVC 0.01 slot - SVE

Well #	Well Depth	% OPEN	FID	VAC	Veloc	CFM	Temp	
V5C2	34'	100%	0.6	8	36	2.96	68.4	
V6C	34'	100%	1349.0	8	173	3.85	67.6	
V4C2	34'	100%	12.4	8	282	6.10	68.2	
V10D	64'	100%	2.5	8	166	3.22	67.5	
V10C	42'	100%	231.5	8	276	6.05	64.0	
V10-B	36'	100%	195.2	8	231	6.75	65.5	
V9C	42'	100%	1.3	8	237	4.86	65.0	
V9B	36'	100%	0.0	8	189	4.27	66.7	
V1A-2	35'	100%	0.0	8	146	3.27	65.4	
Pre Dilution	N/A	N/A	32.8	8	90	7.50	65.0	
Influent	N/A	N/A	0.3	N/A	N/A	N/A	N/A	
Effluent	N/A	N/A	0.0	N/A	N/A	N/A	N/A	
<b>SYSTEM</b>	<b>MANIFOLD</b>							
VACUUM	8							
VELOC	90							
CFM	7.50							
TEMP	65.0							

Notes:

Field Tech: \_\_\_\_\_

**Economy Environmental, Inc.**

16835 Algonquin Street, # 424, Huntington Beach, California 92649

## Economy Environmental, Inc. - Operation Field Report

1. Project No.: <u>Winall Oil Co. Station # 18</u> 2. Contact: <u>Carole Haynes - Economy Env. Inc</u> 3. Site Address: <u>10646 Venice Blvd</u> 4. City, State, Zip: <u>Culver City</u> 5. Project Manager: <u>Carole Haynes</u> 6. Client Phone No.: <u>714-840-9602</u> 7. Fax No.: <u>714-840-5532</u>	8. Date of Visit: <u>November 26, 2007</u> 9. Service Work Order: <u>Open</u> 10. Technician's Name/Initials: <u>FM</u> 11. Technician's Name/Initials: _____ 12. Equipment Make: <u>Drewelow</u> 13. Equipment Model: <u>Stealth Bobcat</u> 14. Serial #: _____ 15. Rental #: _____
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### Vapor Extraction System (VES) Operation

15. VES Operating on Arrival?	Yes	20. VES Operating on Departure?	Yes
16. Air Sparge Operating on Arrival?	N/A	21. Air Sparge Operating on Departure?	N/A
17. Water Treatment Operating on Arrival?	N/A	22. Water Treat. Operating on Departure?	N/A
18. Is the Unit Producing Water?	No	23. Is operating permit visible?	Yes
19. Remaining Capacity(GALLONS):	30	24. Is operating permit Valid?	Yes

25. Incoming Current Draw, L1	120	28.:	
26. Incoming Current Draw, L2	120	29.:	
27. Incoming Current Draw, L3	250	30.:	

28. Electric Meter Reading:	89647	kWh	
29. Vapor Extr. Sys.(VES) Flow Rate	198	SCFM	
30. Dilution Air ( % closed)	50%		
31. Initial Total Blower Hours on Machine prior to start up	13503.9		
<b>32. Total Blower Hours Currently</b>	<b>18317.2</b>		
32. Combustion Temp/Inlet Temp	695	°F	
33. Stack Temp/Outlet Temp	621	°F	
34. Heat Exchange Temp:	211	°F	
35. Pre Dilution:	0.0		
36. Influent:	0.5		
37. Effluent VOC	0.2		

57. Corrective Actions / Immediate: _____
58. Corrective Actions / Long Term: _____
59. Comments: _____

File Referral :

# FIELD DATA COLLECTION FORM

## WOC-18 SVE MONITORING

Date: November 26,2007

Location: Winall No: 18,Venic and Overland

Well Construction: 4" dia. / 2" dia. - PVC 0.01 slot - SVE

Well #	Well Depth	% OPEN	FID	VAC	Veloc	CFM	Temp	
V5C2	34'	100%	11.2	11	12	1.37	72.8	
V6C	34'	100%	4656.0	11	206	4.51	70.0	
V4C2	34'	100%	0.0	10	126	2.48	69.1	
V10D	64'	100%	3.5	10	263	5.80	71.3	
V10C	42'	100%	0.0	10	213	5.05	73.4	
V10-B	36'	100%	0.0	10	281	6.05	70.1	
V9C	42'	100%	0.0	10	239	5.70	72.0	
V9B	36'	100%	0.0	10	125	2.70	70.5	
V1A-2	35'	100%	0.0	10	160	3.20	71.5	
Pre Dilution	N/A	N/A	0.0	10	91	7.55	74.3	
Influent	N/A	N/A	0.5	N/A	N/A	N/A	N/A	
Effluent	N/A	N/A	0.0	N/A	N/A	N/A	N/A	
<b>SYSTEM</b>	<b>MANIFOLD</b>							
VACUUM	10							
VELOC	91							
CFM	7.55							
TEMP	74.3							

Notes: Suma Samples Taken this event.

Field Tech: \_\_\_\_\_

**Economy Environmental, Inc.**

16835 Algonquin Street, # 424, Huntington Beach, California 92649

## Economy Environmental, Inc. - Operation Field Report

1. Project No.: <u>Winall Oil Co. Station # 18</u> 2. Contact: <u>Carole Haynes - Economy Env. Inc</u> 3. Site Address: <u>10646 Venice Blvd</u> 4. City, State, Zip: <u>Culver City</u> 5. Project Manager: <u>Carole Haynes</u> 6. Client Phone No.: <u>714-840-9602</u> 7. Fax No.: <u>714-840-5532</u>	8. Date of Visit: <u>December 3, 2007</u> 9. Service Work Order: <u>Open</u> 10. Technician's Name/Initials: <u>FM</u> 11. Technician's Name/Initials: _____ 12. Equipment Make: <u>Drewelow</u> 13. Equipment Model: <u>Stealth Bobcat</u> 14. Serial #: _____ 15. Rental #: _____
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### Vapor Extraction System (VES) Operation

15. VES Operating on Arrival?	Yes	20. VES Operating on Departure?	Yes
16. Air Sparge Operating on Arrival?	N/A	21. Air Sparge Operating on Departure?	N/A
17. Water Treatment Operating on Arrival?	N/A	22. Water Treat. Operating on Departure?	N/A
18. Is the Unit Producing Water?	No	23. Is operating permit visible?	Yes
19. Remaining Capacity(GALLONS):	30	24. Is operating permit Valid?	Yes

25. Incoming Current Draw, L1	120	28.:	
26. Incoming Current Draw, L2	120	29.:	
27. Incoming Current Draw, L3	250	30.:	

28. Electric Meter Reading:	94396 kWh	
29. Vapor Extr. Sys.(VES) Flow Rate	195 SCFM	
30. Dilution Air ( % closed)	50%	
31. Initial Total Blower Hours on Machine prior to start up	13503.9	
<b>32. Total Blower Hours Currently</b>		
32. Combustion Temp/Inlet Temp	690 °F	
33. Stack Temp/Outlet Temp	626 °F	
34. Heat Exchange Temp:	203 °F	
35. Pre Dilution:	30.5	
36. Influent:	0.0	
37. Effluent VOC	0.0	

57. Corrective Actions / Immediate _____
58. Corrective Actions / Long Term _____
59. Comments _____

File Referral :



# FIELD DATA COLLECTION FORM

## WOC-18 SVE MONITORING

Date: December 3, 2007

Location: Winall No: 18, Venic and Overland

Well Construction: 4" dia. / 2" dia. - PVC 0.01 slot - SVE

Well #	Well Depth	% OPEN	FID	VAC	Veloc	CFM	Temp	
V5C2	34'	100%	0.0	12	24	0.0	62.3	
V6C	34'	100%	2256.0	12	222	4.90	64.0	
V4C2	34'	100%	0.0	10	220	4.42	63.5	
V10D	64'	100%	0.0	10	282	6.25	63.8	
V10C	42'	100%	0.0	10	267	5.90	64.8	
V10-B	36'	100%	583.4	10	127	2.63	63.7	
V9C	42'	100%	0.0	10	290	6.70	64.5	
V9B	36'	100%	0.0	10	172	3.72	63.3	
V1A-2	35'	100%	0.0	9	177	3.65	64.5	
Pre Dilution	N/A	N/A	30.5	10	104	8.80	65.8	
Influent	N/A	N/A	0.0	N/A	N/A	N/A	N/A	
Effluent	N/A	N/A	0.0	N/A	N/A	N/A	N/A	
<b>SYSTEM</b>	<b>MANIFOLD</b>							
VACUUM	20							
VELOC	104							
CFM	8.80							
TEMP	65.8							

Notes:

Field Tech: \_\_\_\_\_

**Economy Environmental, Inc.**

16835 Algonquin Street, # 424, Huntington Beach, California 92649

## Economy Environmental, Inc. - Operation Field Report

1. Project No.: <u>Winall Oil Co. Station # 18</u> 2. Contact: <u>Carole Haynes - Economy Env. Inc</u> 3. Site Address: <u>10646 Venice Blvd</u> 4. City, State, Zip: <u>Culver City</u> 5. Project Manager: <u>Carole Haynes</u> 6. Client Phone No.: <u>714-840-9602</u> 7. Fax No.: <u>714-840-5532</u>	8. Date of Visit: <u>December 10, 2007</u> 9. Service Work Order: <u>Open</u> 10. Technician's Name/Initials: <u>FM</u> 11. Technician's Name/Initials: _____ 12. Equipment Make: <u>Drewelow</u> 13. Equipment Model: <u>Stealth Bobcat</u> 14. Serial #: _____ 15. Rental #: _____
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### Vapor Extraction System (VES) Operation

15. VES Operating on Arrival?	Yes	20. VES Operating on Departure?	Yes
16. Air Sparge Operating on Arrival?	N/A	21. Air Sparge Operating on Departure?	N/A
17. Water Treatment Operating on Arrival?	N/A	22. Water Treat. Operating on Departure?	N/A
18. Is the Unit Producing Water?	No	23. Is operating permit visible?	Yes
19. Remaining Capacity(GALLONS):	30	24. Is operating permit Valid?	Yes

25. Incoming Current Draw, L1	120	28.:	
26. Incoming Current Draw, L2	120	29.:	
27. Incoming Current Draw, L3	250	30.:	

28. Electric Meter Reading:	99171 kWh	
29. Vapor Extr.Sys.(VES) Flow Rate	198 SCFM	
30. Dilution Air ( % closed)	50%	
31. Initial Total Blower Hours on Machine prior to start up	13503.9	
<b>32. Total Blower Hours Currently</b>	<b>18652.2</b>	
32. Combustion Temp/Inlet Temp	694 °F	
33. Stack Temp/Outlet Temp	619 °F	
34. Heat Exchange Temp:	200 °F	
35. Pre Dilution:	7.5	
36. Influent:	0.0	
37. Effluent VOC	0.0	

57. Corrective Actions / Immediate _____
58. Corrective Actions / Long Term _____
59. Comments _____

File Referral :



## Economy Environmental, Inc. - Operation Field Report

1. Project No.: <u>Winall Oil Co. Station # 18</u> 2. Contact: <u>Carole Haynes - Economy Env. Inc</u> 3. Site Address: <u>10646 Venice Blvd</u> 4. City, State, Zip: <u>Culver City</u> 5. Project Manager: <u>Carole Haynes</u> 6. Client Phone No.: <u>714-840-9602</u> 7. Fax No.: <u>714-840-5532</u>	8. Date of Visit: <u>December 14, 2007</u> 9. Service Work Order: <u>Open</u> 10. Technician's Name/Initials: <u>FM</u> 11. Technician's Name/Initials: _____ 12. Equipment Make: <u>Drewelow</u> 13. Equipment Model: <u>Stealth Bobcat</u> 14. Serial #: _____ 15. Rental #: _____
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### Vapor Extraction System (VES) Operation

15. VES Operating on Arrival?	Yes	20. VES Operating on Departure?	Yes
16. Air Sparge Operating on Arrival?	N/A	21. Air Sparge Operating on Departure?	N/A
17. Water Treatment Operating on Arrival?	N/A	22. Water Treat. Operating on Departure?	N/A
18. Is the Unit Producing Water?	No	23. Is operating permit visible?	Yes
19. Remaining Capacity(GALLONS):	30	24. Is operating permit Valid?	Yes

25. Incoming Current Draw, L1	120	28.:	
26. Incoming Current Draw, L2	120	29.:	
27. Incoming Current Draw, L3	250	30.:	

28. Electric Meter Reading:	01891 kWh	
29. Vapor Extr.Sys.(VES) Flow Rate	200 SCFM	
30. Dilution Air ( % closed)	50%	
31. Initial Total Blower Hours on Machine prior to start up	13503.9	
<b>32. Total Blower Hours Currently</b>	<b>18746.2</b>	
32. Combustion Temp/Inlet Temp	702 °F	
33. Stack Temp/Outlet Temp	629 °F	
34. Heat Exchange Temp:	188 °F	
35. Pre Dilution:	9.7	
36. Influent:	0.0	
37. Effluent VOC	0.0	

57. Corrective Actions / Immediate _____
58. Corrective Actions / Long Term _____
59. Comments _____

File Referral :



## Economy Environmental, Inc. - Operation Field Report

1. Project No.: <u>Winall Oil Co. Station # 18</u> 2. Contact: <u>Carole Haynes - Economy Env. Inc</u> 3. Site Address: <u>10646 Venice Blvd</u> 4. City, State, Zip: <u>Culver City</u> 5. Project Manager: <u>Carole Haynes</u> 6. Client Phone No.: <u>714-840-9602</u> 7. Fax No.: <u>714-840-5532</u>	8. Date of Visit: <u>December 21, 2007</u> 9. Service Work Order: <u>Open</u> 10. Technician's Name/Initials: <u>FM</u> 11. Technician's Name/Initials: _____ 12. Equipment Make: <u>Drewelow</u> 13. Equipment Model: <u>Stealth Bobcat</u> 14. Serial #: _____ 15. Rental #: _____
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### Vapor Extraction System (VES) Operation

15. VES Operating on Arrival?	Yes	20. VES Operating on Departure?	Yes
16. Air Sparge Operating on Arrival?	N/A	21. Air Sparge Operating on Departure?	N/A
17. Water Treatment Operating on Arrival?	N/A	22. Water Treat. Operating on Departure?	N/A
18. Is the Unit Producing Water?	No	23. Is operating permit visible?	Yes
19. Remaining Capacity(GALLONS):	30	24. Is operating permit Valid?	Yes

25. Incoming Current Draw, L1	120	28.:	
26. Incoming Current Draw, L2	120	29.:	
27. Incoming Current Draw, L3	250	30.:	

28. Electric Meter Reading:	06657 kWh	
29. Vapor Extr.Sys.(VES) Flow Rate	200 SCFM	
30. Dilution Air ( % closed)	50%	
31. Initial Total Blower Hours on Machine prior to start up	13503.9	
<b>32. Total Blower Hours Currently</b>	<b>18912.5</b>	
32. Combustion Temp/Inlet Temp	692 °F	
33. Stack Temp/Outlet Temp	630 °F	
34. Heat Exchange Temp:	188 °F	
35. Pre Dilution:	0.0	
36. Influent:	0.0	
37. Effluent VOC	0.0	

57. Corrective Actions / Immediate _____
58. Corrective Actions / Long Term _____
59. Comments _____

File Referral :





## Economy Environmental, Inc. - Operation Field Report

1. Project No.: <u>Winall Oil Co. Station # 18</u> 2. Contact: <u>Carole Haynes - Economy Env. Inc</u> 3. Site Address: <u>10646 Venice Blvd</u> 4. City, State, Zip: <u>Culver City</u> 5. Project Manager: <u>Carole Haynes</u> 6. Client Phone No.: <u>714-840-9602</u> 7. Fax No.: <u>714-840-5532</u>	8. Date of Visit: <u>December 28, 2007</u> 9. Service Work Order: <u>Open</u> 10. Technician's Name/Initials: <u>FM</u> 11. Technician's Name/Initials: _____ 12. Equipment Make: <u>Drewelow</u> 13. Equipment Model: <u>Stealth Bobcat</u> 14. Serial #: _____ 15. Rental #: _____
--	--

### Vapor Extraction System (VES) Operation

15. VES Operating on Arrival?	Yes	20. VES Operating on Departure?	Yes
16. Air Sparge Operating on Arrival?	N/A	21. Air Sparge Operating on Departure?	N/A
17. Water Treatment Operating on Arrival?	N/A	22. Water Treat. Operating on Departure?	N/A
18. Is the Unit Producing Water?	No	23. Is operating permit visible?	Yes
19. Remaining Capacity(GALLONS):	30	24. Is operating permit Valid?	Yes

25. Incoming Current Draw, L1	120	28.:	
26. Incoming Current Draw, L2	120	29.:	
27. Incoming Current Draw, L3	250	30.	

28. Electric Meter Reading:	11475 kWh	
29. Vapor Extr.Sys.(VES) Flow Rate	<b>196</b> SCFM	
30. Dilution Air ( % closed)	50%	
31. Initial Total Blower Hours on Machine prior to start up	13503.9	
<b>32. Total Blower Hours Currently</b>	<b>19082.9</b>	
32. Combustion Temp/Inlet Temp	696 °F	
33. Stack Temp/Outlet Temp	631 °F	
34. Heat Exchange Temp:	193 °F	
35. Pre Dilution:		
36. Influent:		
37. Effluent VOC		

57. Corrective Actions / Immediate _____
58. Corrective Actions / Long Term _____
59. Comments _____

File Referral :

# FIELD DATA COLLECTION FORM

## WOC-18 SVE MONITORING

Date: December 28, 2007

Location: Winall No: 18, Venice and Overland

Well Construction: 4" dia. / 2" dia. - PVC 0.01 slot - SVE

Well #	Well Depth	% OPEN	FID	VAC	Veloc	CFM	Temp	
V5C2	34'	0%	N/A	N/A	N/A	N/A	N/A	
V6C	34'	100%	4844.0	16	326	6.90	49.4	
V4C2	34'	0%	N/A	N/A	N/A	N/A	N/A	
V10D	64'	0%	N/A	N/A	N/A	N/A	N/A	
V10C	42'	0%	N/A	N/A	N/A	N/A	N/A	
V10-B	36'	100%	145.7	16	371	8.20	51.1	
V9C	42'	0%	N/A	N/A	N/A	N/A	N/A	
V9B	36'	0%	N/A	N/A	N/A	N/A	N/A	
V1A-2	35'	100%	26.8	16	253	5.50	51.7	
Pre Dilution	N/A	N/A	47.6	14	130	11.30	51.8	
Influent	N/A	N/A	0.6	N/A	N/A	N/A	N/A	
Effluent	N/A	N/A	0.0	N/A	N/A	N/A	N/A	
<b>SYSTEM</b>	<b>MANIFOLD</b>							
VACUUM	14							
VELOC	130							
CFM	11.30							
TEMP	51.8							

Notes:

Field Tech: \_\_\_\_\_

**Economy Environmental, Inc.**

16835 Algonquin Street, # 424, Huntington Beach, California 92649

## **Attachment B – Laboratory Analytical Reports For Soil Vapor**

21 December 2007

Carole Haynes  
Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach, CA 92649  
RE: WOC-18

Enclosed are the results of analyses for samples received by the laboratory on 10/04/07 11:47. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Albert Vargas". The signature is written in black ink and is positioned to the left of the typed name and title.

Albert Vargas  
Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

### ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
VSC2	T701297-01	Air	10/03/07 09:27	10/04/07 11:47
V6C	T701297-02	Air	10/03/07 09:29	10/04/07 11:47
V4C2	T701297-03	Air	10/03/07 09:31	10/04/07 11:47
V10D	T701297-04	Air	10/03/07 09:33	10/04/07 11:47
V10C	T701297-05	Air	10/03/07 09:35	10/04/07 11:47
V10B	T701297-06	Air	10/03/07 09:37	10/04/07 11:47
V9C	T701297-07	Air	10/03/07 09:39	10/04/07 11:47
V9B	T701297-08	Air	10/03/07 09:41	10/04/07 11:47
V1A-2	T701297-09	Air	10/03/07 09:57	10/04/07 11:47
PRE DILUTION	T701297-10	Air	10/03/07 09:45	10/04/07 11:47
INFLUENT	T701297-11	Air	10/03/07 09:47	10/04/07 11:47
EFFLUENT	T701297-12	Air	10/03/07 09:55	10/04/07 11:47

SunStar Laboratories, Inc.



*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*

Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**VSC2**  
**T701297-01 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>SunStar Laboratories, Inc.</b>									
<b>TO-14</b>									
Benzene	ND	0.50	ug/l	2.21	7100510	10/05/07	10/08/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>2.8</b>	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**V6C**  
**T701297-02 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>Benzene</b>	<b>16</b>	0.50	ug/l	2.07	7100510	10/05/07	10/08/07	TO-14	
<b>Toluene</b>	<b>99</b>	0.50	"	"	"	"	"	"	
<b>Ethylbenzene</b>	<b>36</b>	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>260</b>	1.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>100</b>	0.50	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>5.9</b>	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Project Coordinator



Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**V4C2**  
**T701297-03 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	2.06	7100510	10/05/07	10/08/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**V10D**  
**T701297-04 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	2.01	7100510	10/05/07	10/08/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**V10C**  
**T701297-05 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	2.62	7100510	10/05/07	10/08/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**V10B**  
**T701297-06 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>Benzene</b>	<b>1.2</b>	0.50	ug/l	2.17	7100510	10/05/07	10/08/07	TO-14	
<b>Toluene</b>	<b>5.5</b>	0.50	"	"	"	"	"	"	
<b>Ethylbenzene</b>	<b>0.63</b>	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>12</b>	1.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>5.8</b>	0.50	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>6.7</b>	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**V9C**  
**T701297-07 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	2.23	7100510	10/05/07	10/08/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>2.0</b>	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**V9B**  
**T701297-08 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	2.04	7100510	10/05/07	10/08/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**VIA-2**  
**T701297-09 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	2.67	7100510	10/05/07	10/08/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator



Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**PRE DILUTION**  
**T701297-10 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>SunStar Laboratories, Inc.</b>									
<b>TO-14</b>									
Benzene	1.6	0.50	ug/l	2.34	7100510	10/05/07	10/08/07	TO-14	
Toluene	5.9	0.50	"	"	"	"	"	"	
Ethylbenzene	1.2	0.50	"	"	"	"	"	"	
m,p-Xylene	8.2	1.0	"	"	"	"	"	"	
o-Xylene	2.8	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**INFLUENT**  
**T701297-11 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	2.11	7100510	10/05/07	10/08/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**EFFLUENT**  
**T701297-12 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	2.32	7100510	10/05/07	10/09/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 12/21/07 17:29

**TO-14 - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 7100510 - Canister Analysis**

**Blank (7100510-BLK1)**

Prepared: 10/05/07 Analyzed: 10/08/07

Benzene	ND	0.50	ug/l							
Toluene	ND	0.50	"							
Ethylbenzene	ND	0.50	"							
m,p-Xylene	ND	1.0	"							
o-Xylene	ND	0.50	"							
Methyl tert-butyl ether	ND	2.0	"							
Tert-amyl methyl ether	ND	2.0	"							
Tert-butyl alcohol	ND	2.0	"							
Di-isopropyl ether	ND	2.0	"							
Ethyl tert-butyl ether	ND	2.0	"							
C6-C12 (GRO)	ND	10000	"							

**Duplicate (7100510-DUP1)**

**Source: T701297-01**

Prepared: 10/05/07 Analyzed: 10/08/07

Benzene	ND	0.50	ug/l		ND				30	
Toluene	ND	0.50	"		ND				30	
Ethylbenzene	ND	0.50	"		ND				30	
m,p-Xylene	0.203	1.0	"		0.188			7.58	30	
o-Xylene	0.148	0.50	"		ND				30	
Methyl tert-butyl ether	2.87	2.0	"		2.81			1.95	30	
Tert-amyl methyl ether	ND	2.0	"		ND				30	
Tert-butyl alcohol	ND	2.0	"		ND				30	
Di-isopropyl ether	ND	2.0	"		ND				30	
Ethyl tert-butyl ether	ND	2.0	"		ND				30	
C6-C12 (GRO)	23.8	10000	"		19.8			18.2	30	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

### Notes and Definitions

DET Analyte DETECTED  
ND Analyte NOT DETECTED at or above the reporting limit  
NR Not Reported  
dry Sample results reported on a dry weight basis  
RPD Relative Percent Difference

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SunStar Laboratories, Inc.



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---

Albert Vargas, Project Coordinator

21 December 2007

Carole Haynes  
Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach, CA 92649  
RE: WOC-18

Enclosed are the results of analyses for samples received by the laboratory on 10/11/07 16:17. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Albert Vargas".

Albert Vargas  
Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

### ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
V5C2	T701336-01	Air	10/11/07 12:00	10/11/07 16:17
V6C	T701336-02	Air	10/11/07 12:05	10/11/07 16:17
V4C2	T701336-03	Air	10/11/07 12:11	10/11/07 16:17
V10D	T701336-04	Air	10/11/07 12:08	10/11/07 16:17
V10C	T701336-05	Air	10/11/07 12:17	10/11/07 16:17
V10B	T701336-06	Air	10/11/07 12:20	10/11/07 16:17
V9C	T701336-07	Air	10/11/07 12:23	10/11/07 16:17
V9B	T701336-08	Air	10/11/07 12:26	10/11/07 16:17
V1A2	T701336-09	Air	10/11/07 12:28	10/11/07 16:17
Pre Dilution	T701336-10	Air	10/11/07 12:31	10/11/07 16:17
Influent	T701336-11	Air	10/11/07 12:34	10/11/07 16:17
Effluent	T701336-12	Air	10/11/07 12:40	10/11/07 16:17

SunStar Laboratories, Inc.



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Albert Vargas, Project Coordinator



Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**V5C2**  
**T701336-01 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.55	7101208	10/12/07	10/12/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>3.7</b>	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**V6C**  
**T701336-02 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>Benzene</b>	<b>7.5</b>	0.50	ug/l	1.57	7101208	10/12/07	10/12/07	TO-14	
<b>Toluene</b>	<b>38</b>	0.50	"	"	"	"	"	"	
<b>Ethylbenzene</b>	<b>7.2</b>	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>86</b>	1.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>32</b>	0.50	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>4.0</b>	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**V4C2**  
**T701336-03 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.58	7101208	10/12/07	10/12/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**V10D**  
**T701336-04 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.57	7101208	10/12/07	10/12/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>1.6</b>	1.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>0.95</b>	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**V10C**  
**T701336-05 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.57	7101208	10/12/07	10/12/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**V10B**  
**T701336-06 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>Benzene</b>	<b>5.5</b>	0.50	ug/l	1.57	7101208	10/12/07	10/12/07	TO-14	
<b>Toluene</b>	<b>43</b>	0.50	"	"	"	"	"	"	
<b>Ethylbenzene</b>	<b>7.3</b>	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>74</b>	1.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>63</b>	0.50	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>25</b>	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**V9C**  
**T701336-07 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.58	7101208	10/12/07	10/12/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator



Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**V9B**  
**T701336-08 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.56	7101208	10/12/07	10/12/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**V1A2**  
**T701336-09 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.56	7101208	10/12/07	10/13/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>2.0</b>	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**Pre Dilution  
T701336-10 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>SunStar Laboratories, Inc.</b>									
<b>TO-14</b>									
<b>Benzene</b>	<b>1.5</b>	0.50	ug/l	1.57	7101208	10/12/07	10/13/07	TO-14	
<b>Toluene</b>	<b>8.3</b>	0.50	"	"	"	"	"	"	
<b>Ethylbenzene</b>	<b>1.3</b>	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>14</b>	1.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>7.9</b>	0.50	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>4.0</b>	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**Influent**  
**T701336-11 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.99	7101208	10/12/07	10/13/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>1.1</b>	1.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>0.61</b>	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

**Effluent**  
**T701336-12 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.52	7101208	10/12/07	10/13/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 12/21/07 17:29

**TO-14 - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 7101208 - Canister Analysis**

**Blank (7101208-BLK1)**

Prepared & Analyzed: 10/12/07

Benzene	ND	0.50	ug/l							
Toluene	ND	0.50	"							
Ethylbenzene	ND	0.50	"							
m,p-Xylene	ND	1.0	"							
o-Xylene	ND	0.50	"							
Methyl tert-butyl ether	ND	2.0	"							
Tert-amyl methyl ether	ND	2.0	"							
Tert-butyl alcohol	ND	2.0	"							
Di-isopropyl ether	ND	2.0	"							
Ethyl tert-butyl ether	ND	2.0	"							
C6-C12 (GRO)	ND	10000	"							

**Duplicate (7101208-DUP1)**

Source: T701336-01

Prepared & Analyzed: 10/12/07

Benzene	0.101	0.50	ug/l		0.109			8.20	30	
Toluene	ND	0.50	"		ND				30	
Ethylbenzene	ND	0.50	"		ND				30	
m,p-Xylene	ND	1.0	"		ND				30	
o-Xylene	ND	0.50	"		ND				30	
Methyl tert-butyl ether	3.85	2.0	"		3.74			2.99	30	
Tert-amyl methyl ether	ND	2.0	"		ND				30	
Tert-butyl alcohol	ND	2.0	"		ND				30	
Di-isopropyl ether	ND	2.0	"		ND				30	
Ethyl tert-butyl ether	ND	2.0	"		ND				30	
C6-C12 (GRO)	20.7	10000	"		19.7			4.95	30	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:29

### Notes and Definitions

DET Analyte DETECTED  
ND Analyte NOT DETECTED at or above the reporting limit  
NR Not Reported  
dry Sample results reported on a dry weight basis  
RPD Relative Percent Difference

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SunStar Laboratories, Inc.



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Albert Vargas, Project Coordinator



SunStar Laboratories, Inc.  
 3002 Dow Ave., Ste. 212  
 Tustin, CA 92780  
 714-505-4010

### Chain of Custody Record

Client: Economus Environmental Inc Date: 10-25-07 Page: 1 Of 1  
 Address: 16835 Algonquin St Project Name: WOC-18  
 Phone: 714-840-9602 Collector: F. MACHADO Client Project #: \_\_\_\_\_  
 Project Manager: C. HAYNES Batch #: T101381 COC 70871

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY + Ethanol	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	Laboratory ID #	Comments/Preservative	Total # of containers
V5C2	10-25-07	10:16	VADOC	SUMA	X	X	X	X	X	X	X	X	01	#0060	1
V6C		10:18			X	X	X	X	X	X	X	X	02	#0072	1
V4C2		10:20			X	X	X	X	X	X	X	X	03	#0083	1
V10 D		10:22			X	X	X	X	X	X	X	X	04	#0094	1
V10 C		10:24			X	X	X	X	X	X	X	X	05	#0104	1
V10 B		10:26			X	X	X	X	X	X	X	X	06	#0134	1
V9C		10:29			X	X	X	X	X	X	X	X	07	#0152	1
V9B		10:31			X	X	X	X	X	X	X	X	08	#0153	1
V1A-2		10:34			X	X	X	X	X	X	X	X	09	#0185	1
Pic Dilution		10:35			X	X	X	X	X	X	X	X	10	#0197	1
EFFLUENT		10:38			X	X	X	X	X	X	X	X	11	#0198	1
EFFLUENT		10:40			X	X	X	X	X	X	X	X	12	#200	1
Relinquished by: (signature)		Date / Time	Received by: (signature)	Date / Time	Total # of containers		Date / Time		Seals intact? Y/N/DA		Received good condition/cold		Notes		
<i>[Signature]</i>	10-25-07		<i>[Signature]</i>	10/25/07 13:56	12		13:56		Y/N/DA		Y		Chain of Custody seals Y/N/DA		
Relinquished by: (signature)		Date / Time	Received by: (signature)	Date / Time	Seals intact? Y/N/DA		Date / Time		Received good condition/cold		Notes				
<i>[Signature]</i>			<i>[Signature]</i>		N/A				Y		SAD		Turn around time: 590		

Sample disposal instructions: Disposal @ \$2.00 each \_\_\_\_\_ Return to client \_\_\_\_\_ Pickup \_\_\_\_\_

21 December 2007

Carole Haynes  
Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach, CA 92649  
RE: WOC-18

Enclosed are the results of analyses for samples received by the laboratory on 10/25/07 13:56. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Albert Vargas". The signature is written in black ink and is positioned to the left of the typed name.

Albert Vargas  
Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

### ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
V5C2	T701381-01	Air	10/25/07 10:16	10/25/07 13:56
V6C	T701381-02	Air	10/25/07 10:18	10/25/07 13:56
V4C2	T701381-03	Air	10/25/07 10:20	10/25/07 13:56
V10D	T701381-04	Air	10/25/07 10:22	10/25/07 13:56
V10C	T701381-05	Air	10/25/07 10:24	10/25/07 13:56
V10B	T701381-06	Air	10/25/07 10:26	10/25/07 13:56
V9C	T701381-07	Air	10/25/07 10:29	10/25/07 13:56
V9B	T701381-08	Air	10/25/07 10:31	10/25/07 13:56
V1A2	T701381-09	Air	10/25/07 10:34	10/25/07 13:56
Pre Dilution	T701381-10	Air	10/25/07 10:36	10/25/07 13:56
Influent	T701381-11	Air	10/25/07 10:38	10/25/07 13:56
Effluent	T701381-12	Air	10/25/07 10:40	10/25/07 13:56

SunStar Laboratories, Inc.



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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**V5C2**  
**T701381-01 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.56	7102514	10/25/07	10/26/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**V6C**  
**T701381-02 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>SunStar Laboratories, Inc.</b>									
<b>TO-14</b>									
<b>Benzene</b>	<b>11</b>	0.50	ug/l	1.55	7102514	10/25/07	10/26/07	TO-14	
<b>Toluene</b>	<b>55</b>	0.50	"	"	"	"	"	"	
<b>Ethylbenzene</b>	<b>13</b>	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>170</b>	1.0	"	4.68	"	"	10/31/07	"	
<b>o-Xylene</b>	<b>60</b>	0.50	"	1.55	"	"	10/26/07	"	
<b>Methyl tert-butyl ether</b>	<b>5.8</b>	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**V4C2**  
**T701381-03 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.56	7102514	10/25/07	10/31/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**V10D**  
**T701381-04 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.56	7102514	10/25/07	10/31/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Project Coordinator



Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**V10C**  
**T701381-05 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.56	7102514	10/25/07	10/31/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**V10B**  
**T701381-06 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>Benzene</b>	<b>3.9</b>	0.50	ug/l	1.56	7102514	10/25/07	10/31/07	TO-14	
<b>Toluene</b>	<b>30</b>	0.50	"	"	"	"	"	"	
<b>Ethylbenzene</b>	<b>5.3</b>	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>44</b>	1.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>38</b>	0.50	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>15</b>	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**V9C**  
**T701381-07 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.59	7102514	10/25/07	10/31/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**V9B**  
**T701381-08 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.57	7102514	10/25/07	10/31/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**V1A2**  
**T701381-09 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.57	7102514	10/25/07	10/31/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**Pre Dilution**  
**T701381-10 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>SunStar Laboratories, Inc.</b>									
<b>TO-14</b>									
Benzene	1.6	0.50	ug/l	1.66	7102514	10/25/07	10/31/07	TO-14	
Toluene	8.2	0.50	"	"	"	"	"	"	
Ethylbenzene	1.4	0.50	"	"	"	"	"	"	
m,p-Xylene	19	1.0	"	"	"	"	"	"	
o-Xylene	9.6	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	3.3	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**Influent**  
**T701381-11 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.52	7102514	10/25/07	10/31/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator



Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**Effluent**  
**T701381-12 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.56	7102514	10/25/07	10/31/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 12/21/07 17:31

**TO-14 - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 7102514 - Canister Analysis**

**Blank (7102514-BLK1)**

Prepared: 10/25/07 Analyzed: 10/26/07

Benzene	ND	0.50	ug/l							
Toluene	ND	0.50	"							
Ethylbenzene	ND	0.50	"							
m,p-Xylene	ND	1.0	"							
o-Xylene	ND	0.50	"							
Methyl tert-butyl ether	ND	2.0	"							
Tert-amyl methyl ether	ND	2.0	"							
Tert-butyl alcohol	ND	2.0	"							
Di-isopropyl ether	ND	2.0	"							
Ethyl tert-butyl ether	ND	2.0	"							
C6-C12 (GRO)	ND	10000	"							

**Duplicate (7102514-DUP1)**

**Source: T701381-01**

Prepared: 10/25/07 Analyzed: 10/26/07

Benzene	ND	0.50	ug/l		ND				30	
Toluene	ND	0.50	"		ND				30	
Ethylbenzene	ND	0.50	"		ND				30	
m,p-Xylene	0.109	1.0	"		ND				30	
o-Xylene	ND	0.50	"		ND				30	
Methyl tert-butyl ether	0.745	2.0	"		0.701			6.11	30	
Tert-amyl methyl ether	ND	2.0	"		ND				30	
Tert-butyl alcohol	ND	2.0	"		ND				30	
Di-isopropyl ether	ND	2.0	"		ND				30	
Ethyl tert-butyl ether	ND	2.0	"		ND				30	
C6-C12 (GRO)	19.1	10000	"		21.3			10.8	30	

SunStar Laboratories, Inc.



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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

### Notes and Definitions

DET Analyte DETECTED  
ND Analyte NOT DETECTED at or above the reporting limit  
NR Not Reported  
dry Sample results reported on a dry weight basis  
RPD Relative Percent Difference

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SunStar Laboratories, Inc.



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Albert Vargas, Project Coordinator

SunStar Laboratories, Inc.  
 3002 Dow Ave., Ste. 212  
 Tustin, CA 92780  
 714-505-4010

### Chain of Custody Record

Client: Economy Environmental Inc  
 Address: 16835 Algonquin  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Date: 11-9-07 Page: 1 Of 1  
 Project Name: F. MACHADO WOC-18  
 Collector: F. MACHADO Client Project #:  
 Batch #: T701453

Project Manager: \_\_\_\_\_ COC 70895

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY + Ethanol	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	Laboratory ID #	Comments/Preservative	Total # of containers
V5C2	11-9-07	7:35	VAPOR	SUMA	X	X	X			X			X	01	#0030	1
V6C		7:40			X	X	X			X			X	02	#0033	1
V4C2		7:42			X	X	X			X			X	03	#0060	1
V10D		7:44			X	X	X			X			X	04	#0072	1
V10C		7:46			X	X	X			X			X	05	#0083	1
V10B		7:48			X	X	X			X			X	06	#0099	1
V9C		7:50			X	X	X			X			X	07	#0104	1
V9B		7:52			X	X	X			X			X	08	#0110	1
VIA-2		7:54			X	X	X			X			X	09	#0125	1
Pre Dilution		7:56			X	X	X			X			X	10	#0152	1
EFFluent		7:58			X	X	X			X			X	11	#0153	1
EFFluent		8:00			X	X	X			X			X	12	#0199	1
Relinquished by: (signature)		Date / Time	Received by: (signature)	Date / Time	Chain of Custody seals Y/N/DA			Total # of containers	Notes							
	11-9-07			11-9-07 2	Seals intact? Y/N/DA			12	Received good condition/cold							
Relinquished by: (signature)		Date / Time	Received by: (signature)	Date / Time	Turn around time: <u>STD</u>											
Relinquished by: (signature)		Date / Time	Received by: (signature)	Date / Time	Sample disposal instructions: Disposal @ \$2.00 each				Pickup _____							

21 December 2007

Carole Haynes  
Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach, CA 92649  
RE: WOC-18

Enclosed are the results of analyses for samples received by the laboratory on 11/09/07 14:00. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Albert Vargas". The signature is written in black ink and is positioned to the left of the typed name and title.

Albert Vargas  
Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

### ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
V5C2	T701453-01	Air	11/09/07 07:38	11/09/07 14:00
V6C	T701453-02	Air	11/09/07 07:40	11/09/07 14:00
V4C2	T701453-03	Air	11/09/07 07:42	11/09/07 14:00
V10D	T701453-04	Air	11/09/07 07:44	11/09/07 14:00
V10C	T701453-05	Air	11/09/07 07:46	11/09/07 14:00
V10B	T701453-06	Air	11/09/07 07:48	11/09/07 14:00
V9C	T701453-07	Air	11/09/07 07:50	11/09/07 14:00
V9B	T701453-08	Air	11/09/07 07:52	11/09/07 14:00
V1A-2	T701453-09	Air	11/09/07 07:54	11/09/07 14:00
Pre-Dilution	T701453-10	Air	11/09/07 07:56	11/09/07 14:00
Influent	T701453-11	Air	11/09/07 07:58	11/09/07 14:00
Effluent	T701453-12	Air	11/09/07 08:00	11/09/07 14:00

SunStar Laboratories, Inc.



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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**V5C2**  
**T701453-01 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.54	7111204	11/12/07	11/14/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator



Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**V6C**  
**T701453-02 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>Benzene</b>	<b>8.2</b>	0.50	ug/l	1.56	7111204	11/12/07	11/14/07	TO-14	
<b>Toluene</b>	<b>50</b>	0.50	"	"	"	"	"	"	
<b>Ethylbenzene</b>	<b>17</b>	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>160</b>	1.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>82</b>	0.50	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>4.0</b>	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**V4C2**  
**T701453-03 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.52	7111204	11/12/07	11/14/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**V10D**  
**T701453-04 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.56	7111204	11/12/07	11/14/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**V10C**  
**T701453-05 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.56	7111204	11/12/07	11/14/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**V10B**  
**T701453-06 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>Benzene</b>	<b>4.4</b>	0.50	ug/l	1.57	7111204	11/12/07	11/14/07	TO-14	
<b>Toluene</b>	<b>36</b>	0.50	"	"	"	"	"	"	
<b>Ethylbenzene</b>	<b>7.1</b>	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>54</b>	1.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>47</b>	0.50	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>16</b>	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**V9C**  
**T701453-07 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.56	7111204	11/12/07	11/14/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**V9B**  
**T701453-08 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.56	7111204	11/12/07	11/14/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator



Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**VIA-2**  
**T701453-09 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.57	7111204	11/12/07	11/14/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>10</b>	1.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>4.2</b>	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**Pre-Dilution  
T701453-10 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>SunStar Laboratories, Inc.</b>									
<b>TO-14</b>									
<b>Benzene</b>	<b>1.6</b>	0.50	ug/l	1.56	7111204	11/12/07	11/14/07	TO-14	
<b>Toluene</b>	<b>8.4</b>	0.50	"	"	"	"	"	"	
<b>Ethylbenzene</b>	<b>1.7</b>	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>15</b>	1.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>8.7</b>	0.50	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>2.9</b>	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**Influent**  
**T701453-11 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.52	7111204	11/12/07	11/14/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

**Effluent**  
**T701453-12 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.49	7111204	11/12/07	11/14/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 12/21/07 17:31

**TO-14 - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 7111204 - Canister Analysis**

**Blank (7111204-BLK1)**

Prepared: 11/12/07 Analyzed: 11/14/07

Benzene	ND	0.50	ug/l							
Toluene	ND	0.50	"							
Ethylbenzene	ND	0.50	"							
m,p-Xylene	ND	1.0	"							
o-Xylene	ND	0.50	"							
Methyl tert-butyl ether	ND	2.0	"							
Tert-amyl methyl ether	ND	2.0	"							
Tert-butyl alcohol	ND	2.0	"							
Di-isopropyl ether	ND	2.0	"							
Ethyl tert-butyl ether	ND	2.0	"							
C6-C12 (GRO)	ND	10000	"							

**Duplicate (7111204-DUP1)**

**Source: T701453-01**

Prepared: 11/12/07 Analyzed: 11/14/07

Benzene	ND	0.50	ug/l		ND				30	
Toluene	ND	0.50	"		ND				30	
Ethylbenzene	ND	0.50	"		ND				30	
m,p-Xylene	ND	1.0	"		ND				30	
o-Xylene	ND	0.50	"		ND				30	
Methyl tert-butyl ether	0.991	2.0	"		0.996			0.489	30	
Tert-amyl methyl ether	ND	2.0	"		ND				30	
Tert-butyl alcohol	ND	2.0	"		ND				30	
Di-isopropyl ether	ND	2.0	"		ND				30	
Ethyl tert-butyl ether	ND	2.0	"		ND				30	
C6-C12 (GRO)	15.8	10000	"		15.5			2.47	30	

SunStar Laboratories, Inc.



Albert Vargas, Project Coordinator

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Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:31

### Notes and Definitions

DET Analyte DETECTED  
ND Analyte NOT DETECTED at or above the reporting limit  
NR Not Reported  
dry Sample results reported on a dry weight basis  
RPD Relative Percent Difference

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SunStar Laboratories, Inc.



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---

Albert Vargas, Project Coordinator

SunStar Laboratories, Inc.  
 3002 Dow Ave., Ste. 212  
 Tustin, CA 92780  
 714-505-4010

### Chain of Custody Record

Client: Conway Environmental Inc.  
 Address: 16835 Alton Sun St # 424  
 Phone: 714-840-9662 Fax: \_\_\_\_\_  
 Project Manager: C. Hynes

Date: 11-26-07 Page: 1 Of 1  
 Project Name: WOC-18  
 Collector: C. MARLANDO Client Project #: \_\_\_\_\_  
 Batch #: T 70 1537 COC **71329**

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY + 3+10ml	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	Laboratory ID #	Comments/Preservative	Total # of containers	
V5C2	11-26-07	12:34	VAPOR	SUMA	X	X			X				01	#0039	1	
V6C		12:36			X	X			X				02	<del>0055</del> 0063	1	
V4C2		12:38			X	X			X				03	0068	1	
V10D		12:40			X	X			X				04	0075	1	
V10C		12:42			X	X			X				05	0087	1	
V10B		12:44			X	X			X				06	0103	1	
V9C		12:46			X	X			X				07	0106	1	
V9B		12:48			X	X			X				08	0108	1	
V1A2		12:50			X	X			X				09	0133	1	
PrC Dilution		12:52			X	X			X				10	0134	1	
INFLUENT		12:54			X	X			X				11	0138	1	
EFFLUENT		12:56			X	X			X				12	0142	1	
Relinquished by: (signature)		Date / Time	Received by: (signature)	Date / Time	Date / Time		Date / Time		Date / Time		Date / Time		Date / Time		Notes	
	11-26-07			11-26-07	12:50	12:45										
Relinquished by: (signature)		Date / Time	Received by: (signature)	Date / Time	Date / Time		Date / Time		Date / Time		Date / Time		Date / Time		Notes	
Relinquished by: (signature)		Date / Time	Received by: (signature)	Date / Time	Date / Time		Date / Time		Date / Time		Date / Time		Date / Time		Notes	

Sample disposal Instructions: Disposal @ \$2.00 each \_\_\_\_\_ Return to client \_\_\_\_\_ Pickup \_\_\_\_\_

Turn around time: STD



21 December 2007

Carole Haynes  
Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach, CA 92649  
RE: WOC-18

Enclosed are the results of analyses for samples received by the laboratory on 11/26/07 15:45. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Albert Vargas". The signature is written in black ink and is positioned to the left of the typed name and title.

Albert Vargas  
Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:32

### ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
V5C2	T701537-01	Air	11/26/07 12:34	11/26/07 15:45
V6C	T701537-02	Air	11/26/07 12:36	11/26/07 15:45
V4C2	T701537-03	Air	11/26/07 12:38	11/26/07 15:45
V10D	T701537-04	Air	11/26/07 12:40	11/26/07 15:45
V10C	T701537-05	Air	11/26/07 12:42	11/26/07 15:45
V10B	T701537-06	Air	11/26/07 12:44	11/26/07 15:45
V9C	T701537-07	Air	11/26/07 12:46	11/26/07 15:45
V9B	T701537-08	Air	11/26/07 12:48	11/26/07 15:45
V1A2	T701537-09	Air	11/26/07 12:50	11/26/07 15:45
Pre Dilution	T701537-10	Air	11/26/07 12:52	11/26/07 15:45
Influent	T701537-11	Air	11/26/07 12:54	11/26/07 15:45
Effluent	T701537-12	Air	11/26/07 12:56	11/26/07 15:45

SunStar Laboratories, Inc.



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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:32

**V5C2**  
**T701537-01 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>SunStar Laboratories, Inc.</b>									
<b>TO-14</b>									
Benzene	ND	0.50	ug/l	1.96	7112722	11/27/07	11/29/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:32

**V6C**  
**T701537-02 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>Benzene</b>	<b>7.4</b>	0.50	ug/l	1.76	7112722	11/27/07	11/29/07	TO-14	
<b>Toluene</b>	<b>32</b>	0.50	"	"	"	"	"	"	
<b>Ethylbenzene</b>	<b>6.4</b>	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>67</b>	1.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>26</b>	0.50	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>3.8</b>	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:32

**V4C2**  
**T701537-03 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.88	7112722	11/27/07	11/29/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:32

**V10D**  
**T701537-04 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.97	7112722	11/27/07	11/29/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:32

**V10C**  
**T701537-05 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.8	7112722	11/27/07	11/29/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator



Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 12/21/07 17:32

**V10B**  
**T701537-06 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

<b>Benzene</b>	<b>3.6</b>	0.50	ug/l	1.8	7112722	11/27/07	11/29/07	TO-14	
<b>Toluene</b>	<b>33</b>	0.50	"	"	"	"	"	"	
<b>Ethylbenzene</b>	<b>7.6</b>	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>5</b> □	1.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>42</b>	0.50	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	□ □	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:32

**V9C**  
**T701537-07 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.75	7112722	11/27/07	11/29/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:32

**V9B**  
**T701537-08 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.94	7112722	11/27/07	11/29/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:32

**V1A2**  
**T701537-09 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.93	7112722	11/27/07	11/29/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 12/21/07 17:32

**Pre Dilution  
 T701537-10 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

<b>Benzene</b>	<input type="checkbox"/> 0	0.50	ug/l	1.84	7112722	11/27/07	11/29/07	TO-14	
<b>Toluene</b>	<b>6.0</b>	0.50	"	"	"	"	"	"	
<b>Ethylbenzene</b>	<input type="checkbox"/> 2	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<input type="checkbox"/>	1.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>5.9</b>	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:32

**Influent**  
**T701537-11 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	2	7112722	11/27/07	11/29/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:32

**Effluent**  
**T701537-12 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.77	7112722	11/27/07	11/29/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator



Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 12/21/07 17:32

**TO-14 - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 7112722 - Canister Analysis**

**Blank (7112722-BLK1)**

Prepared: 11/27/07 Analyzed: 11/29/07

Benzene	ND	0.50	ug/l							
Toluene	ND	0.50	"							
Ethylbenzene	ND	0.50	"							
m,p-Xylene	ND	1.0	"							
o-Xylene	ND	0.50	"							
Methyl tert-butyl ether	ND	2.0	"							
Tert-amyl methyl ether	ND	2.0	"							
Tert-butyl alcohol	ND	2.0	"							
Di-isopropyl ether	ND	2.0	"							
Ethyl tert-butyl ether	ND	2.0	"							
C6-C12 (GRO)	ND	10000	"							

**Duplicate (7112722-DUP1)**

**Source: T701537-01**

Prepared: 11/27/07 Analyzed: 11/29/07

Benzene	0.154	0.50	ug/l		0.146			5.77	30	
Toluene	0.125	0.50	"		0.117			6.22	30	
Ethylbenzene	ND	0.50	"		ND				30	
m,p-Xylene	0.187	1.0	"		0.166			12.1	30	
o-Xylene	ND	0.50	"		ND				30	
Methyl tert-butyl ether	0.892	2.0	"		0.804			10.4	30	
Tert-amyl methyl ether	ND	2.0	"		ND				30	
Tert-butyl alcohol	ND	2.0	"		ND				30	
Di-isopropyl ether	ND	2.0	"		ND				30	
Ethyl tert-butyl ether	ND	2.0	"		ND				30	
C6-C12 (GRO)	ND	10000	"		ND				30	

SunStar Laboratories, Inc.



Albert Vargas, Project Coordinator

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Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:32

### Notes and Definitions

DET Analyte DETECTED  
ND Analyte NOT DETECTED at or above the reporting limit  
NR Not Reported  
dry Sample results reported on a dry weight basis  
RPD Relative Percent Difference

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SunStar Laboratories, Inc.



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---

Albert Vargas, Project Coordinator



21 December 2007

Carole Haynes  
Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach, CA 92649  
RE: WOC-18

Enclosed are the results of analyses for samples received by the laboratory on 12/10/07 14:58. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Albert Vargas". The signature is written in black ink and is positioned to the left of the typed name and title.

Albert Vargas  
Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:23

### ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
V5C2	T701617-01	Air	12/10/07 11:11	12/10/07 14:58
V6C	T701617-02	Air	12/10/07 11:13	12/10/07 14:58
V4C2	T701617-03	Air	12/10/07 11:15	12/10/07 14:58
V10D	T701617-04	Air	12/10/07 11:17	12/10/07 14:58
V10C	T701617-05	Air	12/10/07 11:19	12/10/07 14:58
V10B	T701617-06	Air	12/10/07 11:21	12/10/07 14:58
V9C	T701617-07	Air	12/10/07 11:23	12/10/07 14:58
V9B	T701617-08	Air	12/10/07 11:25	12/10/07 14:58
V1A2	T701617-09	Air	12/10/07 11:27	12/10/07 14:58
Pre-Dilution	T701617-10	Air	12/10/07 11:29	12/10/07 14:58
INFLUENT	T701617-11	Air	12/10/07 11:31	12/10/07 14:58
EFFLUENT	T701617-12	Air	12/10/07 11:33	12/10/07 14:58

SunStar Laboratories, Inc.



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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:23

**V5C2**  
**T701617-01 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.71	7121101	12/11/07	12/11/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:23

**V6C**  
**T701617-02 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>Benzene</b>	<b>3.7</b>	0.50	ug/l	1.77	7121101	12/11/07	12/11/07	TO-14	
<b>Toluene</b>	<b>15</b>	0.50	"	"	"	"	"	"	
<b>Ethylbenzene</b>	<b>2.7</b>	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>31</b>	1.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>11</b>	0.50	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>2.0</b>	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator



Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:23

**V4C2**  
**T701617-03 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.78	7121101	12/11/07	12/11/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:23

**V10D**  
**T701617-04 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.9	7121101	12/11/07	12/11/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:23

**V10C**  
**T701617-05 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.77	7121101	12/11/07	12/11/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:23

**V10B**  
**T701617-06 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>Benzene</b>	<b>3.7</b>	0.50	ug/l	1.77	7121101	12/11/07	12/11/07	TO-14	
<b>Toluene</b>	<b>32</b>	0.50	"	"	"	"	"	"	
<b>Ethylbenzene</b>	<b>6.1</b>	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>49</b>	1.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>43</b>	0.50	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>12</b>	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:23

**V9C**  
**T701617-07 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.95	7121101	12/11/07	12/11/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:23

**V9B**  
**T701617-08 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.74	7121101	12/11/07	12/11/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:23

**V1A2**  
**T701617-09 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1.73	7121101	12/11/07	12/11/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator



Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:23

**Pre-Dilution  
T701617-10 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.75	7121101	12/11/07	12/11/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:23

**INFLUENT**  
**T701617-11 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.7	7121101	12/11/07	12/11/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:23

**EFFLUENT**  
**T701617-12 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.78	7121101	12/11/07	12/11/07	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 12/21/07 17:23

**TO-14 - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 7121101 - Canister Analysis**

**Blank (7121101-BLK1)**

Prepared & Analyzed: 12/11/07

Benzene	ND	0.50	ug/l							
Toluene	ND	0.50	"							
Ethylbenzene	ND	0.50	"							
m,p-Xylene	ND	1.0	"							
o-Xylene	ND	0.50	"							
Methyl tert-butyl ether	ND	2.0	"							
Tert-amyl methyl ether	ND	2.0	"							
Tert-butyl alcohol	ND	2.0	"							
Di-isopropyl ether	ND	2.0	"							
Ethyl tert-butyl ether	ND	2.0	"							
C6-C12 (GRO)	ND	10000	"							

**Duplicate (7121101-DUP1)**

Source: T701617-01

Prepared & Analyzed: 12/11/07

Benzene	ND	0.50	ug/l		ND				30	
Toluene	ND	0.50	"		ND				30	
Ethylbenzene	ND	0.50	"		ND				30	
m,p-Xylene	ND	1.0	"		ND				30	
o-Xylene	ND	0.50	"		ND				30	
Methyl tert-butyl ether	0.336	2.0	"		0.372			10.2	30	
Tert-amyl methyl ether	ND	2.0	"		ND				30	
Tert-butyl alcohol	ND	2.0	"		ND				30	
Di-isopropyl ether	ND	2.0	"		ND				30	
Ethyl tert-butyl ether	ND	2.0	"		ND				30	
C6-C12 (GRO)	12.3	10000	"		13.1			6.30	30	

SunStar Laboratories, Inc.



Albert Vargas, Project Coordinator

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Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
12/21/07 17:23

### Notes and Definitions

DET Analyte DETECTED  
ND Analyte NOT DETECTED at or above the reporting limit  
NR Not Reported  
dry Sample results reported on a dry weight basis  
RPD Relative Percent Difference

---

SunStar Laboratories, Inc.

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---

Albert Vargas, Project Coordinator



03 January 2008

Carole Haynes  
Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach, CA 92649  
RE: WOC-18

Enclosed are the results of analyses for samples received by the laboratory on 12/21/07 16:28. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Albert Vargas". The signature is written in black ink and is positioned to the left of the typed name and title.

Albert Vargas  
Project Coordinator



Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
01/03/08 17:03

**ANALYTICAL REPORT FOR SAMPLES**

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
V6C	T701699-01	Air	12/21/07 07:05	12/21/07 16:28
V10B	T701699-02	Air	12/21/07 07:08	12/21/07 16:28
V1A-2	T701699-03	Air	12/21/07 07:10	12/21/07 16:28
Pre-Dilution	T701699-04	Air	12/21/07 07:12	12/21/07 16:28
Influent	T701699-05	Air	12/21/07 07:14	12/21/07 16:28
Effluent	T701699-06	Air	12/21/07 07:16	12/21/07 16:28

SunStar Laboratories, Inc.



*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*

Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
01/03/08 17:03

**V6C**  
**T701699-01 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>SunStar Laboratories, Inc.</b>									
<b>TO-14</b>									
Benzene	5.9	0.50	ug/l	1.51	7122618	12/26/07	01/02/08	TO-14	
Toluene	30	0.50	"	"	"	"	"	"	
Ethylbenzene	7.9	0.50	"	"	"	"	"	"	
m p Xylene	95	1.0	"	"	"	"	"	"	
o Xylene	38	0.50	"	"	"	"	"	"	
Methyl tert butyl ether	2.8	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
01/03/08 17:03

**V10B**  
**T701699-02 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>Benzene</b>	□9	0.50	ug/l	1.51	7122618	12/26/07	01/02/08	TO-14	
<b>Toluene</b>	□5	0.50	"	"	"	"	"	"	
<b>Ethylbenzene</b>	2.6	0.50	"	"	"	"	"	"	
<b>m,p-Xylene</b>	25	1.0	"	"	"	"	"	"	
<b>o-Xylene</b>	22	0.50	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	8.□	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
01/03/08 17:03

**VIA-2**  
**T701699-03 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.5	7122618	12/26/07	01/02/08	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
01/03/08 17:03

**Pre-Dilution  
T701699-04 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>SunStar Laboratories, Inc.</b>									
<b>TO-14</b>									
Benzene	□9	0.50	ug/l	1.5	7122618	12/26/07	01/02/08	TO-14	
Toluene	9.5	0.50	"	"	"	"	"	"	
Ethylbenzene	□7	0.50	"	"	"	"	"	"	
m,p-Xylene	□8	1.0	"	"	"	"	"	"	
o-Xylene	9.8	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	3.8	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
01/03/08 17:03

**Influent**  
**T701699-05 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.46	7122618	12/26/07	01/02/08	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
01/03/08 17:03

**Effluent**  
**T701699-06 (Air)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**TO-14**

Benzene	ND	0.50	ug/l	1.46	7122618	12/26/07	01/02/08	TO-14	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	2.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	10000	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator



Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 01/03/08 17:03

**TO-14 - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 7122618 - Canister Analysis**

**Blank (7122618-BLK1)**

Prepared: 12/26/07 Analyzed: 01/02/08

Benzene	ND	0.50	ug/l							
Toluene	ND	0.50	"							
Ethylbenzene	ND	0.50	"							
m,p-Xylene	ND	1.0	"							
o-Xylene	ND	0.50	"							
Methyl tert-butyl ether	ND	2.0	"							
Tert-amyl methyl ether	ND	2.0	"							
Tert-butyl alcohol	ND	2.0	"							
Di-isopropyl ether	ND	2.0	"							
Ethyl tert-butyl ether	ND	2.0	"							
C6-C12 (GRO)	ND	10000	"							

**Duplicate (7122618-DUP1)**

**Source: T701707-01**

Prepared: 12/26/07 Analyzed: 01/02/08

Benzene	8.36	0.50	ug/l		8.02			4.13	30	
Toluene	42.4	0.50	"		41.1			3.27	30	
Ethylbenzene	20.6	0.50	"		20.3			1.20	30	
m,p-Xylene	126	1.0	"		122			3.71	30	
o-Xylene	55.3	0.50	"		55.2			0.110	30	
Methyl tert-butyl ether	ND	2.0	"		ND				30	
Tert-amyl methyl ether	ND	2.0	"		ND				30	
Tert-butyl alcohol	ND	2.0	"		ND				30	
Di-isopropyl ether	ND	2.0	"		ND				30	
Ethyl tert-butyl ether	ND	2.0	"		ND				30	

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
01/03/08 17:03

### Notes and Definitions

DET Analyte DETECTED  
ND Analyte NOT DETECTED at or above the reporting limit  
NR Not Reported  
dry Sample results reported on a dry weight basis  
RPD Relative Percent Difference

---

SunStar Laboratories, Inc.

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Albert Vargas, Project Coordinator

Economy Environmental, Inc.  
16835 Algonquin Street, #464, Huntington Beach, California 92649

(714) 842-3911  
Fax (714) 840-5532

## **REPORT OF ADDITIONAL CONFIRMATION BORINGS**

**TO**

**Dr. Yue Rong**  
**MTBE POLLUTION INVESTIGATION OF THE CHARNOCK SUB-BASIN**  
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD-LOS ANGELES REGION  
320 W. 4<sup>th</sup> Street, Suite 200, Los Angeles, California 90013

**FOR**

**CHARNOCK MTBE INVESTIGATION SITE NO: 12**  
**WINALL OIL CO. STATION NO: 18 - CULVER CITY**  
10646 VENICE BOULEVARD, CULVER CITY, CALIFORNIA 90232  
File No: 96-042 and 90230043 Claim No: P 361 216 543

**BY**

**Carole Haynes, Consultant**  
**ECONOMY ENVIRONMENTAL, INC.**  
16835 ALGONQUIN STREET, #464, HUNTINGTON BEACH, CALIFORNIA 92649  
(714) 842-3911

**March 21, 2008**

# REPORT OF ADDITIONAL CONFIRMATION BORINGS

March 21, 2008

## Site Information

### Site Identification Numbers:

CITY OF SANTA MONICA CHARNOCK WELL FIELD MTBE POLLUTION INVESTIGATION SITE NO. 12  
FILE No. 96-042 and 90230043 CLAIM No. P 361 216 543

**Site Address:** Winall Oil Co. Site No. 18 - 10646 Venice Blvd, Culver City, CA

**Responsible Party:** Mr. Allen Gimenez, President (562) 427-8847  
WINALL OIL CO.  
1338 E. 29th Street, Signal Hill, CA 90755-1842

### Technical Representative:

Carole Haynes, "A" General Engineering Contractor, R.E.A.I

ECONOMY ENVIRONMENTAL, INC. (714) 842-3911  
16835 Algonquin Street, # 464 (714) 840-5532/FAX  
Huntington Beach, CA 92649 Email: carolehaynes@socal.rr.com

**Site Plan:** Attached as Figure No. 1.

### Introduction:

Economy Environmental, Inc. (EEI) performed additional confirmation borings at the site on March 10, and 11, 2008, as per the Workplan For Additional Confirmation Borings dated February 11, 2008. California Regional Water Quality Control Board Workplan approval was granted in their letter dated February 15, 2008. Site Registered Geologist's report is included in Attachment A. Boring logs are included in Attachment B, Laboratory Data Summary, Chain Of Custody Record, and laboratory reports and included in Attachment C.

### Observations and Recommendations:

As you know, post-SVE confirmation sampling was first conducted in April 2004. During the April 2004 confirmation sampling, the maximum TPHg concentrations were detected in borings CB-4 at 31.5 ft depth at 5,200 mg/kg, and in boring CB-5 at 30 ft depth at 5,000 mg/kg. These concentrations were detected in silty soil. The Agencies required additional soil vapor extraction wells to target the residual hydrocarbons between 30 and 40 ft depth. Additional SVE was conducted from the additionally required SVE wells.

Results from the March 2008 confirmation sampling detected maximum TPHg concentrations approximately 10 times lower (one order of magnitude) than the April 2004 results. The detected concentrations were within the same silty soil as before. The maximum TPHg concentrations in the new borings were detected in CB-4A at 32.5 ft depth at 560 mg/kg, and in CB-5A at 30 ft depth at 430 mg/kg.

Report Of Additional Confirmation Borings  
Winall No. 18 ID No. 902320043  
March 21, 2008

**Observations and Recommendations: (Continued)**

Confirmation boring results suggest that site contaminant concentrations in the silty soil have been significantly reduced. Since SVE removal rates reduced to below zero (based on MDLs) during the Fourth Quarter of 2007, and since rebound testing has been conducted, continued SVE does not appear merited or cost-beneficial. EEI respectfully requests that the Agencies concur that SVE remediation may be discontinued.

**Closing Notes:**

If you have any questions, or need additional information, please let us know.

ECONOMY ENVIRONMENTAL, INC.

*Carole Haynes*

Carole Haynes  
Project Technical Consultant  
"A" Licensed General Engineering Contractor  
R.E.A.I #05423



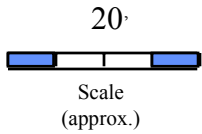
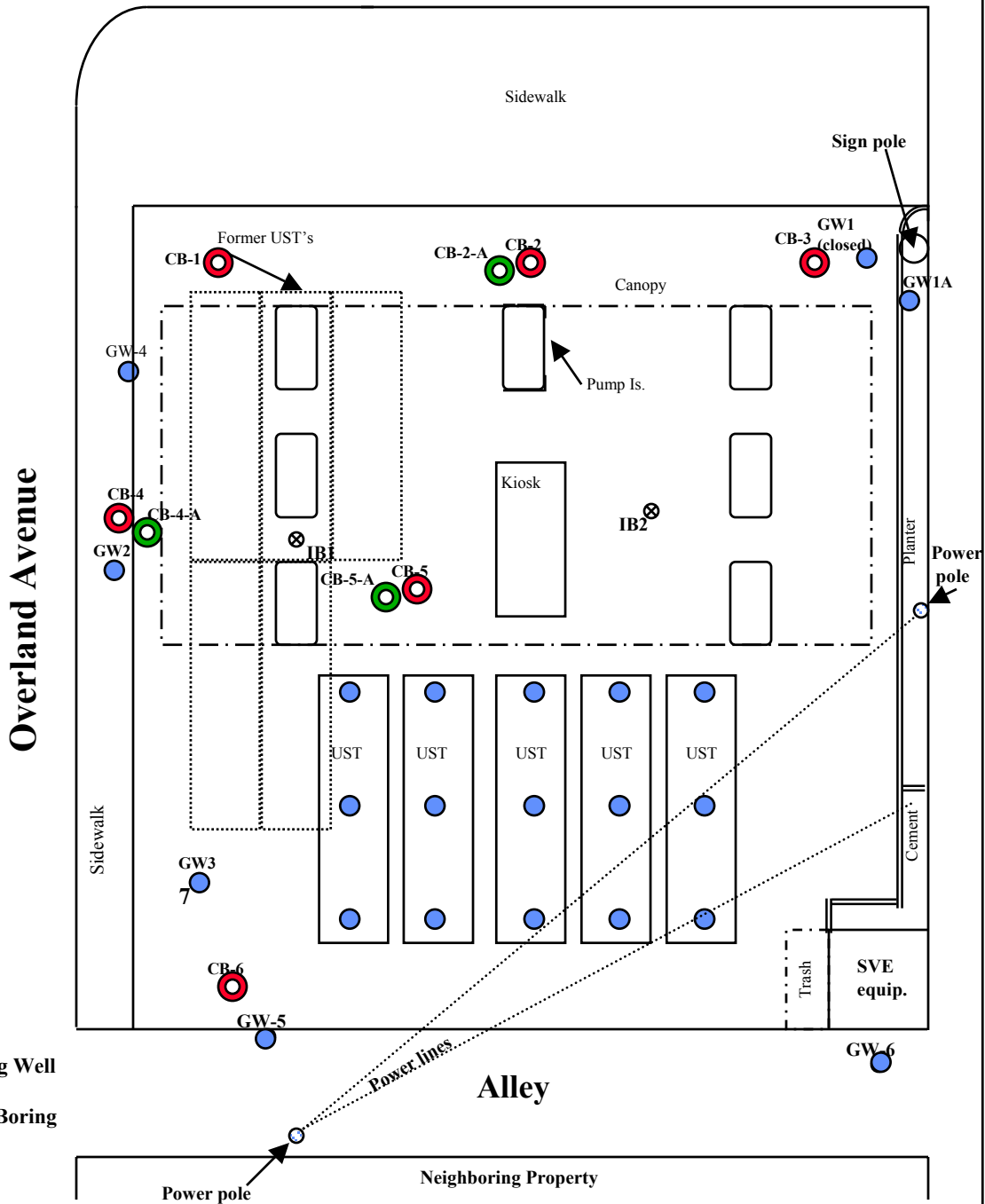
Bob Clark-Riddell, P.E.  
Senior Engineer







cc: Mr. Allen Gimenez, Vice President, Winall Oil Co. (1 paper, 1 electronic)  
Mr. Kenneth A. Ehrlich, Attorney for Winall Oil Co. (1 electronic)  
Dr. Yue Rong California Regional Water Quality Control Board (1 electronic)  
Mr. Jay Huang California Regional Water Quality Control Board (1 electronic)  
James Farrow, Komex H2O Science (1 electronic)



# Venice Boulevard



-  GW-1 Groundwater Monitoring Well
-  CB-5-A Proposed Confirmation Boring
-  IB2 Investigation Boring
-  CB-1 Prior Confirmation Boring

**Economy Environmental, Inc.**  
 16835 Algonquin Street #464  
 Huntington Beach CA 92649  
 Carole Haynes (714) 842-3911

Site:  
**Winall No: 18**  
 10646 Venice Boulevard  
 Culver City, CA  
**File No: 96-042 & 90230043**

**Site Plan**  
 Showing Groundwater Monitoring  
 Wells, Investigation Boring, Former  
 Confirmation Boring, and  
 Additional Confirmation Boring  
 Locations March 10, and 11, 2008

**FIGURE**  
**1**

**Attachment A**

**Site Registered Geologist's Report**





March 17, 2008

Ms. Carole Haynes  
Economy Environmental, Inc.  
16835 Algonquin Street, Suite 464  
Huntington Beach, CA 92649

**RE: Summary of Confirmation Soil Boring Activities  
Winall No. 18, 10646 Venice Blvd., Culver City, California**

Dear Ms. Haynes:

On behalf of Economy Environmental, Inc. (Economy), CGC Environmental Inc. (CGC) supervised the drilling and sampling of three confirmation soil borings at the Winall Oil Company site No. 18 located at 10646 Venice Boulevard in Culver City, California. The soil borings were labeled CB-2-A, CB-4-A and CB-5-A. Field activities were completed on March 10 and 11, 2008 in accordance with the "Workplan for Additional Confirmation Borings" prepared by Economy and dated February 11, 2008. Field activities were supervised by a California Professional Geologist/Certified Hydrogeologist (undersigned).

Drilling was performed by Water Development Corporation of Montclair, California. The confirmation soil borings were completed using a limited-access hollow-stem auger drill rig (8-inch diameter augers) due to the presence of overhead structures and power lines. Soil samples were collected continuously for lithologic interpretation and at roughly five-foot intervals for chemical analysis above the water table and at the capillary fringe in each of the three borings. Groundwater was encountered at a depth of approximately 50 feet below ground surface (bgs) in each of the three borings. The soil borings were backfilled using cement-bentonite grout and capped with concrete. Soil boring logs describing soil lithology and sampling intervals have been submitted to you under separate cover.

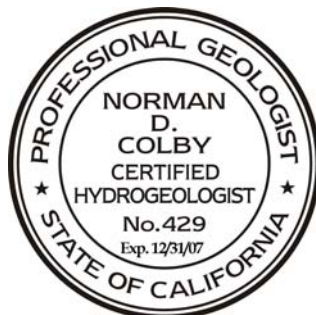
Soil samples were submitted for analysis to a California state-certified analytical laboratory in chilled containers under chain-of-custody protocol.

If you have any questions or need additional information, please contact me at (562) 592-0134.

Sincerely,

A handwritten signature in black ink that reads "Norman D. Colby".

Norman D. Colby, PG, CHG  
Principal Hydrogeologist



**CGC Environmental, Inc.**  
16596 Tiburon Place  
Huntington Beach, CA 92649  
T. 562-592-0165 F. 562-592-0950

**Attachment B**

**Boring Logs – Confirmation Borings**

PROJECT: <u>Winall 18</u>		Log of Boring No. <u>CB-4-A</u>	
BORING LOCATION: <u>SW Edge of Property, next to CB-4</u>		ELEVATION AND DATUM:	
DRILLING CONTRACTOR: <u>Water Development Corp.</u>		DATE STARTED: <u>3-11-08</u>	DATE FINISHED: <u>3-11-08</u>
DRILLING METHOD: <u>Hollow Stem Auger (8")</u>		TOTAL DEPTH (ft.): <u>51.5'</u>	MEASURING POINT:
DRILLING EQUIPMENT: <u>Limited Access Drill Rig</u>		DEPTH TO WATER: <u>49.5'</u>	COMPL: <u>24 HRS.</u>
SAMPLING METHOD: <u>2" x 18" Split Spoon</u>		LOGGED BY: <u>Norm Colby</u>	
HAMMER WEIGHT: <u>140lb.</u>	DROP: <u>30"</u>	RESPONSIBLE PROFESSIONAL: <u>Norm Colby</u>	REG. NO.: <u>6155</u>

DEPTH (feet)	SAMPLES			DESCRIPTION NAME (USCS): color, moist, % by wt., plast. density, structure, cementation, react. w/HCl, geo. inter.  Surface Elevation:	TEST RESULTS	REMARKS
	Sample No.	Sample	PIDus Foot			
1				concrete		Hard augered to 5' Lgs
2						Continuous core from 5'
3						
4						
5						
5	CB-4-A-5'	10	14	Silty SAND (SM), dark yellowish brown (10YR4/4), moist, ~80% fine to coarse sand, ~20% low plasticity fines, gravelly in upper 6", trace gravel below, loose		Sample CB-4-A-5' @ 0732 PID = 0.0ppm
6		17				
7		10	12			
8		15	11	becomes coarser grained 8.5-9', dark brown		
9		11	17			
10	CB-4-A-10'	18	20	increasing gravel + fines		Sample CB-4-A-10' at 0740 PA = 0.0ppm
11		20	11			
12		11	17	Sandy SILT (ML), dark grayish brown (10YR4/2), moist, ~60% low plasticity fines, ~40% fine to medium sand, trace gravel, soft		
13		18	23			
14		25		increasing gravel		

PROJECT: Winall 18" Log of Boring No. CB-4-A (cont'd)

DEPTH (feet)	SAMPLES			DESCRIPTION NAME (USCS): color, moist, % by wt., plast. density, structure, cementation, react. w/HCl, geo. inter.	TEST RESULTS	REMARKS
	Sample No.	Sample	Bious Foot			
15			15			
15	CB-4-A-15'		18	Silty SAND with Gravel (SM), light olive brown (2.54 5/4), moist, ~60% fine to coarse sand, ~25% gravel, ~15% fines, loose		Sample CB-4-A-15' @ 0750 PID = 0.0ppm
16			17			
17			17			
17			22			
18			19			
18			19			
18			32			
19			15			
19			18			
20	CB-4-A-20'		25		becomes light yellowish brown (2.54 6/4)	
20			18			
21			20			
21			26			
22			28			
22			28			
23			30	Silty SAND (SM), light olive brown (2.54 5/3), moist, ~80% fine sand, ~20% low plasticity fines, reddish brown mottling, loose	Sample CB-4-A-25' @ 0817 PID = 0.0ppm	
23			19			
24			19			
24			23			
25	CB-4-A-25'		15			
25			19			
26			23			
26			18			2" olive gray silt lens at 27'
27			21			
27			27			
28			26			
28			28			
29			35			
29			18			
29			22			
30	CB-4-A-30'		27			Sample CB-4-A-30' @ 0827 PID = 0.0ppm
30			16			
31						

BMK2

ps. 2 of 4

Project No.

Figure

PROJECT:		Log of Boring No.		TEST RESULTS	REMARKS
Winall 18.		CB-4-A (cont'd)			
DEPTH (feet)	SAMPLES		DESCRIPTION NAME (USCS): color, moist, % by wt., plast. density, structure, cementation, react. w/HCl, geo. inter.		
	Sample No.	Blows/ Foot			
32		19			
33		19			
33	CB-4-A-32.5'	18	Sandy SILT (ML), olive (5Y 5/3), moist, ~70% low plasticity fines, ~30% fine sand, reddish brown mottling, firm		Collected sample due to lithology change and odor Sample CB-4-A-32.5' @ 0835 PID = 8273 ppm
34		22			
34		24			
35		30			
35	CB-4-A-35'	30			
35		35	Silty SAND (SM), light olive brown (2.5Y 5/4), moist, ~85% fine sand, ~15% fines, loose		Sample CB-4-A-35' @ 0841 PID = 113 ppm
36		22			
37		26	SILT with Sand (ML), olive brown (2.5Y 4/3), moist, ~80% low plasticity fines, ~20% low plasticity fines, soft		
37		19			
37		26			
38		35	Silty SAND (SM), light yellowish brown (2.5Y 6/4), moist, ~85% fine sand, ~15% fines, loose		
38		20			
39		26			
39		30	Sandy SILT (ML), light olive brown (2.5Y 6/3), moist, ~70% low plasticity fines, ~30% fine sand, firm, reddish brown mottling		
40		22			
40	CB-4-A-40'	25			Sample CB-4-A-40' @ 0858 PID = 2625 ppm
41		27	Silty SAND (SM), light yellowish brown (2.5Y 6/3), ~85% fine sand, ~15% low plasticity fines, reddish brown mottling, loose		
41		24			
42		24			
42		27			
43		10			
43		12	becomes light olive brown (2.5Y 5/3) at 43'		
44		15			
44		28	increasing fines (~25%) from 43-44'		
45		28			
45	CB-4-A-45'	35			Sample CB-4-A-45' @ 0909 PID = 19.2 ppm
46		29			
46		39			
47		40			
47		24			
48		29			
48		29			

RMRX2

PROJECT: *Winall 18* Log of Boring No. *CB-4-A (cont'd)*

DEPTH (feet)	SAMPLES			DESCRIPTION NAME (USCS): color, moist, % by wt., plast. density, structure, cementation, react. w/HCl, geo. inter.	TEST RESULTS	REMARKS
	Sample No.	Sample	Blows/ Foot			
45			35			
46			19	<i>Silty SAND (SM), as above, becomes wet at 49.5'</i>		<i>PI = 13.8 ppm Sample CB-4-A-49.5' @ 0920 Becomes wet at 49.5'</i>
47			22			
48	<i>CB-4-A</i>		25			
49			18			
50			20	<i>2" gray silt lens at 51'</i>		
51			22			
52				<i>TD = 51.5'</i>		<i>Backfill borehole with cement-bentonite grout.</i>
53						
54						
55						
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PROJECT: <u>Winall 18</u>		<b>Log of Boring No. CB-2-A</b>	
BORING LOCATION: <u>NW section of site, next to CB-2</u>		ELEVATION AND DATUM:	
DRILLING CONTRACTOR: <u>Water Development Corp.</u>		DATE STARTED: <u>3-11-08</u>	DATE FINISHED: <u>3-11-08</u>
DRILLING METHOD: <u>Hollow Stem Auger (8")</u>		TOTAL DEPTH (ft.): <u>51.5'</u>	MEASURING POINT:
DRILLING EQUIPMENT: <u>Limited Access Drill Rig</u>		DEPTH TO WATER: <u>49.5'</u>	FIRST COMPL: <u>24 HRS.</u>
SAMPLING METHOD: <u>2" x 18" Split Spoon</u>		LOGGED BY: <u>Norm Colby</u>	
HAMMER WEIGHT: <u>140 lb.</u>	DROP: <u>30"</u>	RESPONSIBLE PROFESSIONAL: <u>Norm Colby</u>	REG. NO.: <u>6155</u>

DEPTH (feet)	SAMPLES		DESCRIPTION NAME (USCS): color, moist, % by wt., plast. density, structure, cementation, react. w/HCl, geo. inter.  Surface Elevation:	TEST RESULTS	REMARKS
	Sample No.	Blows/ Foot			
1			Concrete		Hand augered to 5' bss
2					CONTINUOUS CORE from 5'
3					
4					
5	CB-2-A-5'	9	Silty SAND with Gravel (SM), olive brown (2.5 Y 4/3), moist, ~60% fine to coarse sand, ~25% gravel, ~15% low plasticity fines, loose		Sample CB-2-A -5' @ 1105 PID = 58 ppm
6		12			
7		13			
8		7			
9		7			
10		8			
11		10	decreasing gravel content (~5%), becomes light olive brown (2.5 Y 5/2)		
12		10			
13		12			
14	CB-2-A-10'	12	increasing gravel content (~30%)		Sample CB-2-A -10' @ 1112 PID = 3.8 ppm
15		14			
16		14			
17		13			
18		17			
19		21			
20		17	becomes medium-coarse grained sand		
21		18			
22		19			



PROJECT:		Log of Boring No.		TEST RESULTS	REMARKS	
Winsall -18		CB-2-A (cont'd)				
DEPTH (feet)	SAMPLES		DESCRIPTION NAME (USCS): color, moist, % by wt., plast. density, structure, cementation, react. w/HCl, geo. Inter.	TEST RESULTS	REMARKS	
	Sample No.	Sample Pious Foot				
15	CB-2-A-15'	20	Silty SAND with Gravel (SM), as above, loose		Sample CB-2-A -15' @ 1124 PID = 11.5 ppm	
		25				
16		12				
		17				
		17				
17		25				
18		30	cobbles in cuttings, becomes olive brown (2.54 4/3)			
		30				
19		19				
		25				
20	CB-2-A-20'	27	increasing gravel content (~40%)		Sample CB-2-A -20' @ 1135 PID = 17.2 ppm poor recovery due to cobbles	
		20				
21		24				
		26				
22		26				
		25				
23		34				
24		25	Sandy SILT (ML), olive brown (2.54 4/3), moist, ~70% low plasticity fines, ~30% fine sand, reddish brown mottling, firm		Sample CB-2-A -25' @ 1148 PID = 12.1 ppm	
		30				
		30				
25	CB-2-A-25'	25				
26		30				
		20				
27		25				
		26	Silty SAND (SM), light olive brown (2.54 5/4), moist, ~70% fine sand, ~30% low plasticity fines, loose		Sample CB-2-A -30' @ 1158 PID = 4.6 ppm	
28		19				
		25				
29		29				
		21				
30	CB-2-A-30'	25	increasing fines (~40%)			
		29				
31		27				

RMAK2

PROJECT:		Log of Boring No.		CB-2-A (cont'd)	
Winall 18					
DEPTH (feet)	SAMPLES		DESCRIPTION NAME (USCS): color, moist, % by wt., plast. density, structure, cementation, react. w/HCl, geo. Inter.	TEST RESULTS	REMARKS
	Sample No.	Sample Blows / Foot			
32		27			
32		25	SILT (ML), olive brown (2.5Y 4/4), moist, ~85% low plasticity fines, ~15% fine sand, firm, reddish brown mottling		
33		17			
33		29			
36		30			
34		21	increasing sand content (~20%)		
34		28			
35		30			
35	CB-2-A-35'	20			Sample CB-2-A -35' @ 1210 PID = 51.6 ppm
36		30			
37		39	Silty SAND (SM), olive brown (2.5Y 4/3), moist, ~70% fine sand, ~30% low plasticity fines, med. dense		
37		20			
38		29			
38		30	decreasing fines (~15%), becomes light yellowish brown (2.5Y 6/3)		
39		20			
39		26	Sandy SILT (ML), olive brown (2.5Y 4/3), moist, ~70% low plasticity fines, ~30% fine sand, firm, reddish brown mottling		
40		27			
40	CB-2-A-40'	17			Sample CB-2-A -40' @ 1225 PID = 16 ppm
41		19			
41		25	Silty SAND (SM), light yellowish brown (2.5Y 6/3), moist, ~85% fine to medium sand, ~15% low plasticity fines, loose, 2" reddish-brown interval at 41'		
42		19			
42		23			
43		19			
43		23	Poorly Graded SAND (SP), light yellowish brown (2.5Y 6/3), moist, ~95% fine sand, ~5% fines, loose		
44		23			
44		22			Sample CB-2-A -45' @ 1235 PID = 10.6 ppm
45		22			
45	CB-2-A-45'	25			
46		17			
46		21			
47		25			
47		17			
48		17			
48		17			

AMK2

PROJECT:

Winall 18

Log of Boring No.

CB-2-A  
(cont'd)

DEPTH (feet)	SAMPLES			DESCRIPTION NAME (USCS): color, moist, % by wt., plast. density, structure, cementation, react. w/HCl, geo. inter.	TEST RESULTS	REMARKS
	Sample No.	Sample No.	Blows/ Foot			
49			17	Poorly Graded SAND (SP), as above, becomes wet at 49.5'		Sample CB-2-A -49.5' @ 1245 PID = 2.5ppm
16			28			
			40			
50	CB-2-A		45			
16			20			
51			25			
17			27			
52				TD = 51.5'		
18						
53						
19						
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RMRKZ

ps. 4 of 4

Project No.

Figure

PROJECT: <i>Winall 18</i>		Log of Boring No. <i>CB-5-A</i>	
BORING LOCATION: <i>Central Part of Site next to CB-5</i>		ELEVATION AND DATUM:	
DRILLING CONTRACTOR: <i>Water Development Corp.</i>	DATE STARTED: <i>3-10-08</i>	DATE FINISHED: <i>3-10-08</i>	
DRILLING METHOD: <i>Hollow Stem Auger (8")</i>	TOTAL DEPTH (ft.): <i>50'</i>	MEASURING POINT:	
DRILLING EQUIPMENT: <i>Limited Access Drill Rig</i>	DEPTH TO WATER: <i>49'</i>	COMPL.:	24 HRS.:
SAMPLING METHOD: <i>2"x18" Split Spool</i>	LOGGED BY: <i>Norm Colby</i>		
HAMMER WEIGHT: <i>140 lb.</i>	DROP: <i>30"</i>	RESPONSIBLE PROFESSIONAL: <i>Norm Colby</i>	REG. NO.: <i>6155</i>

DEPTH (feet)	SAMPLES		DESCRIPTION NAME (USCS): color, moist, % by wt., plast. density, structure, cementation, react. w/HCl, geo. inter.	TEST RESULTS	REMARKS
	Sample No.	Sample Blows / Foot			
0			Surface Elevation:		
0-5			<i>Concrete</i>		<i>Hard augered to 5' bse</i>
5-6	<i>9</i>		<i>Silty SAND with Gravel (SM), dark yellowish brown (10YR 4/4), moist, ~70% fine to coarse sand, ~15% gravel, ~15% fines</i>		<i>Sample CB-5-A-5 @ 0930</i>
6-7	<i>12</i>				<i>PI = 0.0ppm</i>
7-8	<i>14</i>				
8-9	<i>12</i>		<i>decreasing gravel (~5%)</i>		
9-10	<i>16</i>				
10-11	<i>18</i>		<i>Silty SAND (SM), dark yellowish brown (10YR 4/4), moist, ~80% fine-coarse sand, ~20% fines, trace gravel</i>		<i>Sample CB-5-A-10 @ 0940</i>
11-12	<i>19</i>				<i>PI = 0.0ppm</i>
12-13	<i>19</i>				
13-14	<i>20</i>		<i>Sandy SILT (ML), dark yellowish brown (10YR 4/4), moist, ~60% low plasticity fines, ~40% fine to medium sand</i>		
	<i>21</i>				
	<i>25</i>				
	<i>27</i>				
	<i>23</i>				
	<i>27</i>				
	<i>30</i>				

PROJECT:

Winall 18

Log of Boring No.

CB-5-A  
(cont'd)

DEPTH (feet)	SAMPLES		DESCRIPTION NAME (USCS): color, moist, % by wt, plast. density, structure, cementation, react. w/HCl, geo. inter.	TEST RESULTS	REMARKS
	Sample No.	Blow Foot			
15	CB-5-A-15'	18, 26, 30	Silty SAND (SM), brown (10YR5/3), moist, ~80% fine to coarse sand, ~20% low plasticity fines, minor gravel, loose		Sample CB-5-A-15' @ 0952 PID = 0.0 ppm
16		21, 27, 27			
17		35, 36	Well Graded SAND with Gravel (SW), light yellowish brown (10YR6/4), moist, ~75% fine to coarse sand, ~20% gravel, ~5% fines, loose		
18		39, 28			
19		30			
20	CB-5-A-20'	30, 25, 25			Sample CB-5-A-20' @ 1000 PID = 0.0 ppm
21		33, 28	Well Graded SAND (SW), as above		
22		34			
23		35, 28	Sandy SILT (ML), dark yellowish brown (10YR4/4), moist, ~70% low plasticity fines, ~30% fine sand, soft		
24		30			
25	CB-5-A-25'	27, 29, 32	Silty SAND (SM), yellowish brown (10YR5/4), moist, ~85% fine sand, ~15% low plasticity fines, loose		Sample CB-5-A-25' @ 1020 PID = 0.0 ppm
26		23			
27		28			
28		30, 25, 27	increasing fines (~25%)		
29		29, 25	SILT with Sand (ML), olive (5Y5/3), moist, ~80% low plasticity fines, ~20% fine sand, reddish brown mottling, firm		
30	CB-5-A-30'	35, 39, 25			Sample CB-5-A-30' @ 1030 PID = 346 ppm
31					

PROJECT:		Log of Boring No.		CB-5-A (cont'd)		
W. Wall 18						
DEPTH (feet)	SAMPLES			DESCRIPTION NAME (USCS): color, moist, % by wt., plast. density, structure, cementation, react. w/HCl, geo. inter.	TEST RESULTS	REMARKS
	Sample No.	Sample	Blows/ Foot			
32			27	Silt (ML), as above		
32			29			
33			26	Poorly Graded SAND (SP), light olive brown (2.5Y 5/3), moist, ~95% fine sand, ~5% fines, loose		
33			28			
34			29	Sandy SILT (ML), light olive brown (2.5Y 5/4)		
34			20			
35			23	moist, ~70% low plasticity fines, ~30% fine sand, reddish brown mottling		
35	CB-5-A-35'		25			Sample CB-5-A-35' @ 1044 PID = 80.3 ppm
36			22			
36			22			
37			29	Silty SAND (SM), yellowish brown (10YR 5/4), moist, ~80% fine sand, ~20% low plasticity fines, loose, reddish brown mottling		
37			27			
38			30			
38			30			
39			22			
39			23	becomes dark yellowish brown (10YR 5/6)		
40			27			
40	CB-5-A-40'		24			Sample CB-5-A-40' @ 1100 PID = 0.0 ppm
41			26			
41			27			
42			20			
42			25			
43			27	Sandy SILT (ML), olive (5Y 4/3), moist, ~70% low plasticity fines, ~30% fine sand, reddish-brown stringers, firm		
43			25			
44			25			
44			28			
45			24	Silty SAND (SM), light olive brown (2.5Y 5/4)		
45	CB-5-A-45'		24	moist, ~85% fine to medium sand, ~15% low plasticity fines, loose		Sample CB-5-A-45' @ 1115 PID = 55 ppm
46			28			
46			20			
47			22			
47			24			
48				reddish brown mottling		
48						

PROJECT: <span style="font-size: 1.2em; font-family: cursive;">Winall 18</span>	Log of Boring No. <span style="font-size: 1.2em; font-family: cursive;">CB-5-A (cont'd)</span>
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DEPTH (feet)	SAMPLES			DESCRIPTION <small>NAME (USCS): color, moist, % by wt., plast. density, structure, cementation, react. w/HCl, geo. inter.</small>	TEST RESULTS	REMARKS
	Sample No.	Sample	Blows/ Foot			
49 18	CB-5-A-49			Silty SAND (SM), as above, becomes wet at 49'		Sample CB-5-A-49 C1125 PID = 24.8 ppm
50 16				TD = 50'		
51 17				Back Filled borehole with cement-bentonite grout		
52 18						
53 19						
54 20						
55 21						
56 22						
57 23						
58 24						
59 25						
60 26						
27						
28						
29						
30						
31						

RMK2



**Attachment C**

**Laboratory Data Summary, COC Report, and Laboratory Reports**

**Winall No. 18 - Venice @ Overland, Los Angeles**

Confirmation Boring Soil Sample Test Results - March 11, 2008

Boring # Depth	EPA8015	EPA Method 8260B								
	TPH Gasoline	Benzene	Tolulene	Ethyl- benzene	total Xylenes	MTBE	TBA	TAME	DIPE	ETBE
MDL=	100 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0ug/kg	5.0 ug/kg	20 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0 ug/kg
CB2A-5	2,800	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB2A-10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB2A-15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB2A-20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB2A-25	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB2A-30	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB2A-35	62	ND	ND	ND	ND	450	200	ND	ND	ND
CB2A-40	ND	ND	ND	ND	ND	87	34	ND	ND	ND
CB2A-45	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB2A-49.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

MTBE=Methyl tert-butyl ether  
 DIPE=Di-isopropyl ether  
 ug/kg=microgram per kilogram

TBA=Tert-butyl alcohol  
 ETBE=Ethyl tert-butyl ether  
 mg/kg=milligrams per kilogram

TAME=Tert-amyl methyl ether  
 TPH=Total petroleum hydrocarbons  
 ND= none detected

**Winall No. 18 - Venice @ Overland, Los Angeles**

Confirmation Boring Soil Sample Test Results - March 11, 2008

Boring # Depth	EPA8015	EPA Method 8260B								
	TPH Gasoline	Benzene	Tolulene	Ethyl- benzene	total Xylenes	MTBE	TBA	TAME	DIPE	ETBE
MDL=	100 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0ug/kg	5.0 ug/kg	20 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0 ug/kg
CB4A-5	69	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB4A-10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB4A-15	82	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB4A-20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB4A-25	340	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB4A-30	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB4A-32.5	560,000	920	17,000	8,700	72,000	1,800	390	ND	ND	ND
CB4A-35	9,500	ND	160	100	930	ND	ND	ND	ND	ND
CB4A-40	190	2.1	12	2.5	18.2	3.5	ND	ND	ND	ND
CB4A-45	130	ND	5.2	ND	13.7	ND	ND	ND	ND	ND
CB4A-49.5	1,600	4.2	34	5.7	35.3	3	ND	ND	ND	ND

MTBE=Methyl tert-butyl ether  
 DIPE=Di-isopropyl ether  
 ug/kg=microgram per kilogram

TBA=Tert-butyl alcohol  
 ETBE=Ethyl tert-butyl ether  
 mg/kg=milligrams per kilogram

TAME=Tert-amyl methyl ether  
 TPH=Total petroleum hydrocarbons  
 ND= none detected

**Winall No. 18 - Venice @ Overland, Los Angeles**

Confirmation Boring Soil Sample Test Results - March 10, 2008

Boring # Depth	EPA8015	EPA Method 8260B								
	TPH Gasoline	Benzene	Tolulene	Ethyl- benzene	total Xylenes	MTBE	TBA	TAME	DIPE	ETBE
MDL=	100 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0ug/kg	5.0 ug/kg	20 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0 ug/kg
CB5A-5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB5A-10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB5A-15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB5A-20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB5A-25	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB5A-30	430,000	ND	250	1,100	11,500	26	500	ND	ND	ND
CB5A-35	9,500	ND	160	100	930	ND	ND	ND	ND	ND
CB5A-40	610	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB5A-45	2,000	ND	ND	ND	ND	110	ND	ND	ND	ND
CB5A-49	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

MTBE=Methyl tert-butyl ether  
 DIPE=Di-isopropyl ether  
 ug/kg=microgram per kilogram

TBA=Tert-butyl alcohol  
 ETBE=Ethyl tert-butyl ether  
 mg/kg=milligrams per kilogram

TAME=Tert-amyl methyl ether  
 TPH=Total petroleum hydrocarbons  
 ND= none detected



19 March 2008

Carole Haynes  
Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach, CA 92649  
RE: WOC-18

Enclosed are the results of analyses for samples received by the laboratory on 03/12/08 10:15. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Albert Vargas". The signature is written in black ink and is positioned to the left of the typed name and title.

Albert Vargas  
Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:32

### ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
QCTB	T800336-01	Water	03/10/08 05:15	03/12/08 10:15
Equipment Blank	T800336-02	Water	03/10/08 09:26	03/12/08 10:15
CB5A-5	T800336-03	Soil	03/10/08 09:30	03/12/08 10:15
CB5A-10	T800336-04	Soil	03/10/08 09:40	03/12/08 10:15
CB5A-15	T800336-05	Soil	03/10/08 09:52	03/12/08 10:15
CB5A-20	T800336-06	Soil	03/10/08 10:00	03/12/08 10:15
CB5A-25	T800336-07	Soil	03/10/08 10:20	03/12/08 10:15
CB5A-30	T800336-08	Soil	03/10/08 10:30	03/12/08 10:15
CB5A-35	T800336-09	Soil	03/10/08 10:44	03/12/08 10:15
CB5A-40	T800336-10	Soil	03/10/08 11:00	03/12/08 10:15
CB5A-45	T800336-11	Soil	03/10/08 11:15	03/12/08 10:15
CB5A-49	T800336-12	Soil	03/10/08 11:25	03/12/08 10:15

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Senior Project Coordinator

Page 1 of 33



Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**QCTB**  
**T800336-01(Water)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	ND	14	50	ug/l	1	8031206	03/12/08	03/13/08	EPA 8015B	
<i>Surrogate: 4-Bromofluorobenzene</i>			<i>114 %</i>	<i>72.6-146</i>		<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	

**Volatile Organic Compounds by EPA Method 8260B**

Dibromomethane	ND	0.16	1.0	ug/l	1	8031207	03/12/08	03/13/08	EPA 8260B	
Methyl tert-butyl ether	ND	0.097	1.0	"	"	"	"	"	"	
m,p-Xylene	ND	0.15	1.0	"	"	"	"	"	"	
Isopropylbenzene	ND	0.082	1.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.095	1.0	"	"	"	"	"	"	
Ethylbenzene	ND	0.080	0.50	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.056	2.0	"	"	"	"	"	"	
Chloroform	ND	0.087	1.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.17	0.50	"	"	"	"	"	"	
o-Xylene	ND	0.086	0.50	"	"	"	"	"	"	
Dibromochloromethane	ND	0.068	1.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.072	2.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.092	0.50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.11	1.0	"	"	"	"	"	"	
Chloromethane	ND	0.10	1.0	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Tetrachloroethene	ND	0.20	1.0	"	"	"	"	"	"	
Vinyl chloride	ND	0.12	1.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.12	1.0	"	"	"	"	"	"	
Trichloroethene	ND	0.066	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.091	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	1.0	"	"	"	"	"	"	
n-Butylbenzene	ND	0.12	1.0	"	"	"	"	"	"	
Toluene	ND	0.069	0.50	"	"	"	"	"	"	
Naphthalene	ND	0.36	1.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.11	1.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	1.0	10	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	0.073	2.0	"	"	"	"	"	"	
Styrene	ND	0.080	1.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.091	1.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.10	1.0	"	"	"	"	"	"	
Methylene chloride	ND	0.056	1.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.072	1.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**QCTB**  
**T800336-01(Water)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,2-Dichloroethane	ND	0.087	0.50	ug/l	1	8031207	03/12/08	03/13/08	EPA 8260B	
1,2-Dichlorobenzene	ND	0.11	1.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.093	1.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.42	1.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.070	1.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.096	1.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.12	1.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.081	1.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.085	1.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.074	1.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.078	1.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.11	1.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.088	1.0	"	"	"	"	"	"	
Chloroethane	ND	0.27	1.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.092	1.0	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	1.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.35	1.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.12	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	0.092	1.0	"	"	"	"	"	"	
Bromomethane	ND	0.20	1.0	"	"	"	"	"	"	
Bromoform	ND	0.067	1.0	"	"	"	"	"	"	
Bromodichloromethane	ND	0.069	1.0	"	"	"	"	"	"	
Bromochloromethane	ND	0.14	1.0	"	"	"	"	"	"	
Bromobenzene	ND	0.10	1.0	"	"	"	"	"	"	
Benzene	ND	0.058	0.50	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.14	1.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.091	1.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.21	1.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.066	1.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.11	1.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.11	1.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.083	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			72.0 %	66.3-111		"	"	"	"	
Surrogate: Toluene-d8			93.2 %	90.9-105		"	"	"	"	
Surrogate: 4-Bromofluorobenzene			102 %	77.1-110		"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:32

**Equipment Blank**  
**T800336-02(Water)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	ND	14	50	ug/l	1	8031206	03/12/08	03/13/08	EPA 8015B	
<i>Surrogate: 4-Bromofluorobenzene</i>			80.4 %	72.6-146		"	"	"	"	

**Volatile Organic Compounds by EPA Method 8260B**

Methyl tert-butyl ether	ND	0.097	1.0	ug/l	1	8031207	03/12/08	03/13/08	EPA 8260B	
Ethyl tert-butyl ether	ND	0.056	2.0	"	"	"	"	"	"	
Ethylbenzene	ND	0.080	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.095	1.0	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
m,p-Xylene	ND	0.15	1.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.072	2.0	"	"	"	"	"	"	
Isopropylbenzene	ND	0.082	1.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.17	0.50	"	"	"	"	"	"	
Dibromomethane	ND	0.16	1.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.11	1.0	"	"	"	"	"	"	
Dibromochloromethane	ND	0.068	1.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.092	0.50	"	"	"	"	"	"	
n-Butylbenzene	ND	0.12	1.0	"	"	"	"	"	"	
Chloromethane	ND	0.10	1.0	"	"	"	"	"	"	
Toluene	ND	0.069	0.50	"	"	"	"	"	"	
Tetrachloroethene	ND	0.20	1.0	"	"	"	"	"	"	
Methylene chloride	ND	0.056	1.0	"	"	"	"	"	"	
Vinyl chloride	ND	0.12	1.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.12	1.0	"	"	"	"	"	"	
Trichloroethene	ND	0.066	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.091	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	1.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.11	1.0	"	"	"	"	"	"	
Chloroform	ND	0.087	1.0	"	"	"	"	"	"	
Naphthalene	ND	0.36	1.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	1.0	10	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	0.073	2.0	"	"	"	"	"	"	
Styrene	ND	0.080	1.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.091	1.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.10	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.086	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.074	1.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**Equipment Blank**  
**T800336-02(Water)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,2-Dichlorobenzene	ND	0.11	1.0	ug/l	1	8031207	03/12/08	03/13/08	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	0.093	1.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.42	1.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.070	1.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.096	1.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.35	1.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.087	0.50	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.072	1.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.092	1.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.078	1.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.11	1.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.088	1.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.085	1.0	"	"	"	"	"	"	
Chloroethane	ND	0.27	1.0	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	1.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.081	1.0	"	"	"	"	"	"	
Bromomethane	ND	0.20	1.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.12	1.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.12	0.50	"	"	"	"	"	"	
Bromoform	ND	0.067	1.0	"	"	"	"	"	"	
Bromodichloromethane	ND	0.069	1.0	"	"	"	"	"	"	
Bromochloromethane	ND	0.14	1.0	"	"	"	"	"	"	
Bromobenzene	ND	0.10	1.0	"	"	"	"	"	"	
Benzene	ND	0.058	0.50	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.083	1.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.14	1.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.091	1.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.21	1.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.066	1.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.11	1.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.11	1.0	"	"	"	"	"	"	
Chlorobenzene	ND	0.092	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			80.9 %	66.3-111		"	"	"	"	
Surrogate: Toluene-d8			98.1 %	90.9-105		"	"	"	"	
Surrogate: 4-Bromofluorobenzene			103 %	77.1-110		"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:32

**CB5A-5**  
**T800336-03(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	ND	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	
<i>Surrogate: 4-Bromofluorobenzene</i>			170 %	72.6-146		"	"	"	"	S-11

**Volatile Organic Compounds by EPA Method 8260B**

Dichlorodifluoromethane	ND	1.2	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
Ethanol	ND	100	500	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**CB5A-5**  
**T800336-03(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,2-Dibromoethane (EDB)	ND	1.5	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			121 %	73-127		"	"	"	"	
Surrogate: Toluene-d8			102 %	85-115		"	"	"	"	
Surrogate: 4-Bromofluorobenzene			115 %	81-118		"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:32

**CB5A-10**  
**T800336-04(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	ND	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	
Surrogate: 4-Bromofluorobenzene			163 %	72.6-146		"	"	"	"	S-11

**Volatile Organic Compounds by EPA Method 8260B**

Di-isopropyl ether	ND	0.74	20	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Senior Project Coordinator



Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**CB5A-10**  
**T800336-04(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,1-Dichloroethene	ND	0.74	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			124 %		73-127	"	"	"	"	
Surrogate: Toluene-d8			102 %		85-115	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			116 %		81-118	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**CB5A-15**  
**T800336-05(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	ND	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	
<i>Surrogate: 4-Bromofluorobenzene</i>			158 %	72.6-146		"	"	"	"	S-11

**Volatile Organic Compounds by EPA Method 8260B**

Ethylbenzene	ND	1.1	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**CB5A-15**  
**T800336-05(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,2-Dichlorobenzene	ND	0.75	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			121 %		73-127	"	"	"	"	
Surrogate: Toluene-d8			101 %		85-115	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			115 %		81-118	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:32

**CB5A-20**  
**T800336-06(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	95	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	J
Surrogate: 4-Bromofluorobenzene			170 %	72.6-146		"	"	"	"	S-HI

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Ethylbenzene	ND	1.1	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**CB5A-20**  
**T800336-06(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,1,2-Trichloroethane	ND	1.2	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>			122 %		73-127	"	"	"	"	
<i>Surrogate: Toluene-d8</i>			101 %		85-115	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>			115 %		81-118	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**CB5A-25**  
**T800336-07(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	120	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	J
Surrogate: 4-Bromofluorobenzene			174 %	72.6-146		"	"	"	"	S-HI

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Dibromomethane	ND	1.8	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**CB5A-25**  
**T800336-07(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,2-Dichloroethane	ND	1.4	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			121 %		73-127	"	"	"	"	
Surrogate: Toluene-d8			103 %		85-115	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			118 %		81-118	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator



Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**CB5A-30**  
**T800336-08(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	430000	310	12000	ug/kg	25	8031204	03/12/08	03/12/08	EPA 8015B
Surrogate: 4-Bromofluorobenzene			90.0 %	72.6-146		"	"	"	"

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method
<b>Methyl tert-butyl ether</b>	<b>26</b>	0.95	20	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"
<b>Ethylbenzene</b>	<b>1100</b>	28	120	"	25	"	"	03/13/08	"
Hexachlorobutadiene	ND	0.69	5.0	"	1	"	"	03/12/08	"
Ethanol	ND	100	500	"	"	"	"	"	"
<b>m,p-Xylene</b>	<b>5200</b>	79	120	"	25	"	"	03/13/08	"
Di-isopropyl ether	ND	0.74	20	"	1	"	"	03/12/08	"
<b>Isopropylbenzene</b>	<b>520</b>	38	120	"	25	"	"	03/13/08	"
Dichlorodifluoromethane	ND	1.2	5.0	"	1	"	"	03/12/08	"
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"
<b>n-Butylbenzene</b>	<b>8500</b>	37	120	"	25	"	"	03/13/08	"
Chloromethane	ND	0.74	5.0	"	1	"	"	03/12/08	"
<b>Toluene</b>	<b>250</b>	1.4	5.0	"	"	"	"	"	"
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"
Chloroform	ND	0.55	5.0	"	"	"	"	"	"
<b>Naphthalene</b>	<b>16000</b>	420	1200	"	250	"	"	03/13/08	"
<b>Tert-butyl alcohol</b>	<b>500</b>	9.9	50	"	1	"	"	03/12/08	"
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"
Styrene	ND	0.90	5.0	"	"	"	"	"	"
<b>sec-Butylbenzene</b>	<b>1400</b>	41	120	"	25	"	"	03/13/08	"
<b>p-Isopropyltoluene</b>	<b>920</b>	29	120	"	"	"	"	"	"
<b>o-Xylene</b>	<b>6300</b>	40	120	"	"	"	"	"	"
1,1-Dichloroethene	ND	0.74	5.0	"	1	"	"	03/12/08	"

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**CB5A-30**  
**T800336-08(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,2-Dichlorobenzene	ND	0.75	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
<b>1,2,4-Trimethylbenzene</b>	<b>13000</b>	30	120	"	25	"	"	03/13/08	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	1	"	"	03/12/08	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
<b>n-Propylbenzene</b>	<b>2000</b>	29	120	"	25	"	"	03/13/08	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	1	"	"	03/12/08	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
<b>1,3,5-Trimethylbenzene</b>	<b>13000</b>	36	120	"	25	"	"	03/13/08	"	
Chlorobenzene	ND	1.1	5.0	"	1	"	"	03/12/08	"	
<i>Surrogate: Dibromofluoromethane</i>			118 %	73-127		"	"	"	"	
<i>Surrogate: Toluene-d8</i>			102 %	85-115		"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>			104 %	81-118		"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:32

**CB5A-35**  
**T800336-09(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	610	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	
Surrogate: 4-Bromofluorobenzene			192 %	72.6-146		"	"	"	"	S-HI

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Dichlorodifluoromethane	ND	1.2	5.0	ug/kg	1	8031202	03/12/08	03/13/08	EPA 8260B	
Ethanol	ND	100	500	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**CB5A-35**  
**T800336-09(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,2-Dibromoethane (EDB)	ND	1.5	5.0	ug/kg	1	8031202	03/12/08	03/13/08	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			127 %		73-127	"	"	"	"	
Surrogate: Toluene-d8			104 %		85-115	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			102 %		81-118	"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**CB5A-40**  
**T800336-10(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	110	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	J
Surrogate: 4-Bromofluorobenzene			178 %	72.6-146		"	"	"	"	S-HI

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
m,p-Xylene	ND	3.2	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
<b>Naphthalene</b>	<b>17</b>	1.7	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**CB5A-40**  
**T800336-10(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,1-Dichloroethene	ND	0.74	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			117 %		73-127	"	"	"	"	
Surrogate: Toluene-d8			102 %		85-115	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			116 %		81-118	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:32

**CB5A-45**  
**T800336-11(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	2000	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	
Surrogate: 4-Bromofluorobenzene			195 %	72.6-146		"	"	"	"	S-HI

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Ethylbenzene	ND	1.1	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>110</b>	0.95	20	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	
<b>Naphthalene</b>	<b>5.7</b>	1.7	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator



Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**CB5A-45**  
**T800336-11(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,2-Dichlorobenzene	ND	0.75	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			118 %		73-127	"	"	"	"	
Surrogate: Toluene-d8			101 %		85-115	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			119 %		81-118	"	"	"	"	S-GC

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**CB5A-49**  
**T800336-12(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	55	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	J
Surrogate: 4-Bromofluorobenzene			168 %	72.6-146		"	"	"	"	S-HI

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Ethylbenzene	ND	1.1	5.0	ug/kg	1	8031202	03/12/08	03/13/08	EPA 8260B	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
<b>Naphthalene</b>	<b>4.8</b>	1.7	5.0	"	"	"	"	"	"	J
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**CB5A-49**  
**T800336-12(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,1,2-Trichloroethane	ND	1.2	5.0	ug/kg	1	8031202	03/12/08	03/13/08	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>			111 %		73-127	"	"	"	"	
<i>Surrogate: Toluene-d8</i>			102 %		85-115	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>			119 %		81-118	"	"	"	"	S-GC

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**Purgeable Petroleum Hydrocarbons by EPA 8015B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 8031204 - EPA 5035 GC**

**Blank (8031204-BLK1)**

Prepared & Analyzed: 03/12/08

Surrogate: 4-Bromofluorobenzene	666			ug/kg	500		133	72.6-146			
C6-C12 (GRO)	ND	12	500	"							

**LCS (8031204-BS1)**

Prepared & Analyzed: 03/12/08

Surrogate: 4-Bromofluorobenzene	639			ug/kg	500		128	72.6-146			
C6-C12 (GRO)	14200	12	500	"	13800		104	75-125			

**LCS Dup (8031204-BSD1)**

Prepared & Analyzed: 03/12/08

Surrogate: 4-Bromofluorobenzene	661			ug/kg	500		132	72.6-146			
C6-C12 (GRO)	15500	12	500	"	13800		113	75-125	8.68	20	

**Batch 8031206 - EPA 5030 GC**

**Blank (8031206-BLK1)**

Prepared: 03/12/08 Analyzed: 03/13/08

Surrogate: 4-Bromofluorobenzene	236			ug/l	200		118	72.6-146			
C6-C12 (GRO)	ND	14	50	"							

**LCS (8031206-BS1)**

Prepared: 03/12/08 Analyzed: 03/13/08

Surrogate: 4-Bromofluorobenzene	182			ug/l	200		90.9	72.6-146			
C6-C12 (GRO)	5300	14	50	"	5500		96.4	75-125			

**LCS Dup (8031206-BSD1)**

Prepared: 03/12/08 Analyzed: 03/13/08

Surrogate: 4-Bromofluorobenzene	187			ug/l	200		93.3	72.6-146			
C6-C12 (GRO)	5790	14	50	"	5500		105	75-125	8.75	20	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**Volatile Organic Compounds by EPA Method 8260B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 8031202 - EPA 5030 GCMS**

**Blank (8031202-BLK1)**

Prepared & Analyzed: 03/12/08

Surrogate: 4-Bromofluorobenzene	42.9			ug/kg	40.0		107	81-118			
Surrogate: Dibromofluoromethane	36.8			"	40.0		92.0	73-127			
Surrogate: Toluene-d8	39.5			"	40.0		98.8	85-115			
Bromobenzene	ND	1.5	5.0	"							
Bromochloromethane	ND	1.7	5.0	"							
Bromodichloromethane	ND	1.1	5.0	"							
Bromoform	ND	1.8	5.0	"							
Bromomethane	ND	1.1	5.0	"							
n-Butylbenzene	ND	1.5	5.0	"							
sec-Butylbenzene	ND	1.6	5.0	"							
tert-Butylbenzene	ND	1.4	5.0	"							
Carbon tetrachloride	ND	1.0	5.0	"							
Chlorobenzene	ND	1.1	5.0	"							
Chloroethane	ND	1.2	5.0	"							
Chloroform	ND	0.55	5.0	"							
Chloromethane	ND	0.74	5.0	"							
2-Chlorotoluene	ND	1.1	5.0	"							
4-Chlorotoluene	ND	0.90	5.0	"							
Dibromochloromethane	ND	1.8	5.0	"							
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"							
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"							
Dibromomethane	ND	1.8	5.0	"							
1,2-Dichlorobenzene	ND	0.75	5.0	"							
1,3-Dichlorobenzene	ND	1.1	5.0	"							
1,4-Dichlorobenzene	ND	1.8	5.0	"							
Dichlorodifluoromethane	ND	1.2	5.0	"							
1,1-Dichloroethane	ND	1.1	5.0	"							
1,2-Dichloroethane	ND	1.4	5.0	"							
1,1-Dichloroethene	ND	0.74	5.0	"							
cis-1,2-Dichloroethene	ND	1.2	5.0	"							

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**Volatile Organic Compounds by EPA Method 8260B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 8031202 - EPA 5030 GCMS**

**Blank (8031202-BLK1)**

Prepared & Analyzed: 03/12/08

trans-1,2-Dichloroethene	ND	1.4	5.0	ug/kg							
1,2-Dichloropropane	ND	0.90	5.0	"							
1,3-Dichloropropane	ND	1.5	5.0	"							
2,2-Dichloropropane	ND	1.0	5.0	"							
1,1-Dichloropropene	ND	1.1	5.0	"							
cis-1,3-Dichloropropene	ND	1.2	5.0	"							
trans-1,3-Dichloropropene	ND	1.0	5.0	"							
Hexachlorobutadiene	ND	0.69	5.0	"							
Isopropylbenzene	ND	1.5	5.0	"							
p-Isopropyltoluene	ND	1.2	5.0	"							
Methylene chloride	ND	0.84	5.0	"							
Naphthalene	ND	1.7	5.0	"							
n-Propylbenzene	ND	1.2	5.0	"							
Styrene	ND	0.90	5.0	"							
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"							
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"							
Tetrachloroethene	ND	0.53	5.0	"							
1,2,3-Trichlorobenzene	ND	1.0	5.0	"							
1,2,4-Trichlorobenzene	ND	1.2	5.0	"							
1,1,2-Trichloroethane	ND	1.2	5.0	"							
1,1,1-Trichloroethane	ND	0.77	5.0	"							
Trichloroethene	ND	1.9	5.0	"							
Trichlorofluoromethane	ND	0.28	5.0	"							
1,2,3-Trichloropropane	ND	0.85	5.0	"							
1,3,5-Trimethylbenzene	ND	1.4	5.0	"							
1,2,4-Trimethylbenzene	ND	1.2	5.0	"							
Vinyl chloride	ND	1.5	5.0	"							
Benzene	ND	1.1	5.0	"							
Toluene	ND	1.4	5.0	"							
Ethylbenzene	ND	1.1	5.0	"							

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**Volatile Organic Compounds by EPA Method 8260B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 8031202 - EPA 5030 GCMS**

**Blank (8031202-BLK1)**

Prepared & Analyzed: 03/12/08

m,p-Xylene	ND	3.2	5.0	ug/kg							
o-Xylene	ND	1.6	5.0	"							
Tert-amyl methyl ether	ND	1.4	20	"							
Tert-butyl alcohol	ND	9.9	50	"							
Di-isopropyl ether	ND	0.74	20	"							
Ethyl tert-butyl ether	ND	0.72	20	"							
Methyl tert-butyl ether	ND	0.95	20	"							
Ethanol	ND	100	500	"							

**LCS (8031202-BS1)**

Prepared: 03/12/08 Analyzed: 03/13/08

<i>Surrogate: 4-Bromofluorobenzene</i>	42.6			ug/kg	40.0		107	81-118			
<i>Surrogate: Dibromofluoromethane</i>	34.3			"	40.0		85.8	73-127			
<i>Surrogate: Toluene-d8</i>	39.6			"	40.0		99.1	85-115			
Chlorobenzene	113	1.1	5.0	"	100		113	75-125			
1,1-Dichloroethene	95.4	0.74	5.0	"	100		95.4	75-125			
Trichloroethene	101	1.9	5.0	"	100		101	75-125			
Benzene	96.0	1.1	5.0	"	100		96.0	75-125			
Toluene	96.4	1.4	5.0	"	100		96.4	75-125			

**LCS Dup (8031202-BSD1)**

Prepared: 03/12/08 Analyzed: 03/13/08

<i>Surrogate: 4-Bromofluorobenzene</i>	43.0			ug/kg	40.0		107	81-118			
<i>Surrogate: Dibromofluoromethane</i>	33.5			"	40.0		83.8	73-127			
<i>Surrogate: Toluene-d8</i>	39.9			"	40.0		99.8	85-115			
Chlorobenzene	113	1.1	5.0	"	100		113	75-125	0.443	20	
1,1-Dichloroethene	99.2	0.74	5.0	"	100		99.2	75-125	3.80	20	
Trichloroethene	102	1.9	5.0	"	100		102	75-125	1.18	20	
Benzene	94.8	1.1	5.0	"	100		94.8	75-125	1.31	20	
Toluene	97.0	1.4	5.0	"	100		97.0	75-125	0.621	20	

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Albert Vargas, Senior Project Coordinator



Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**Volatile Organic Compounds by EPA Method 8260B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 8031207 - EPA 5030 GCMS**

**Blank (8031207-BLK1)**

Prepared: 03/12/08 Analyzed: 03/13/08

Surrogate: 4-Bromofluorobenzene	7.84			ug/l	8.00		98.0	77.1-110			
Surrogate: Dibromofluoromethane	4.96			"	8.00		62.0	66.3-111			S-GC
Surrogate: Toluene-d8	7.58			"	8.00		94.8	90.9-105			
Bromobenzene	ND	0.10	1.0	"							
Bromochloromethane	ND	0.14	1.0	"							
Bromodichloromethane	ND	0.069	1.0	"							
Bromoform	ND	0.067	1.0	"							
Bromomethane	ND	0.20	1.0	"							
n-Butylbenzene	ND	0.12	1.0	"							
sec-Butylbenzene	ND	0.091	1.0	"							
tert-Butylbenzene	ND	0.11	1.0	"							
Carbon tetrachloride	ND	0.12	0.50	"							
Chlorobenzene	ND	0.092	1.0	"							
Chloroethane	ND	0.27	1.0	"							
Chloroform	ND	0.087	1.0	"							
Chloromethane	ND	0.10	1.0	"							
2-Chlorotoluene	ND	0.14	1.0	"							
4-Chlorotoluene	ND	0.083	1.0	"							
Dibromochloromethane	ND	0.068	1.0	"							
1,2-Dibromo-3-chloropropane	ND	0.42	1.0	"							
1,2-Dibromoethane (EDB)	ND	0.093	1.0	"							
Dibromomethane	ND	0.16	1.0	"							
1,2-Dichlorobenzene	ND	0.11	1.0	"							
1,3-Dichlorobenzene	ND	0.11	1.0	"							
1,4-Dichlorobenzene	ND	0.21	1.0	"							
Dichlorodifluoromethane	ND	0.17	0.50	"							
1,1-Dichloroethane	ND	0.078	1.0	"							
1,2-Dichloroethane	ND	0.087	0.50	"							
1,1-Dichloroethene	ND	0.074	1.0	"							
cis-1,2-Dichloroethene	ND	0.11	1.0	"							

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

Reported:  
03/19/08 13:32

**Volatile Organic Compounds by EPA Method 8260B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 8031207 - EPA 5030 GCMS**

**Blank (8031207-BLK1)**

Prepared: 03/12/08 Analyzed: 03/13/08

trans-1,2-Dichloroethene	ND	0.10	1.0	ug/l							
1,2-Dichloropropane	ND	0.12	1.0	"							
1,3-Dichloropropane	ND	0.066	1.0	"							
2,2-Dichloropropane	ND	0.091	1.0	"							
1,1-Dichloropropene	ND	0.072	1.0	"							
cis-1,3-Dichloropropene	ND	0.092	0.50	"							
trans-1,3-Dichloropropene	ND	0.091	0.50	"							
Hexachlorobutadiene	ND	0.095	1.0	"							
Isopropylbenzene	ND	0.082	1.0	"							
p-Isopropyltoluene	ND	0.10	1.0	"							
Methylene chloride	ND	0.056	1.0	"							
Naphthalene	ND	0.36	1.0	"							
n-Propylbenzene	ND	0.10	1.0	"							
Styrene	ND	0.080	1.0	"							
1,1,2,2-Tetrachloroethane	ND	0.088	1.0	"							
1,1,1,2-Tetrachloroethane	ND	0.092	1.0	"							
Tetrachloroethene	ND	0.20	1.0	"							
1,2,3-Trichlorobenzene	ND	0.081	1.0	"							
1,2,4-Trichlorobenzene	ND	0.096	1.0	"							
1,1,2-Trichloroethane	ND	0.11	1.0	"							
1,1,1-Trichloroethane	ND	0.085	1.0	"							
Trichloroethene	ND	0.066	1.0	"							
Trichlorofluoromethane	ND	0.12	1.0	"							
1,2,3-Trichloropropane	ND	0.35	1.0	"							
1,3,5-Trimethylbenzene	ND	0.11	1.0	"							
1,2,4-Trimethylbenzene	ND	0.070	1.0	"							
Vinyl chloride	ND	0.12	1.0	"							
Benzene	ND	0.058	0.50	"							
Toluene	ND	0.069	0.50	"							
Ethylbenzene	ND	0.080	0.50	"							

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:32

**Volatile Organic Compounds by EPA Method 8260B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 8031207 - EPA 5030 GCMS**

**Blank (8031207-BLK1)**

Prepared: 03/12/08 Analyzed: 03/13/08

m,p-Xylene	ND	0.15	1.0	ug/l							
o-Xylene	ND	0.086	0.50	"							
Tert-amyl methyl ether	ND	0.073	2.0	"							
Tert-butyl alcohol	ND	1.0	10	"							
Di-isopropyl ether	ND	0.072	2.0	"							
Ethyl tert-butyl ether	ND	0.056	2.0	"							
Methyl tert-butyl ether	ND	0.097	1.0	"							
Ethanol	ND	100	500	"							

**LCS (8031207-BS1)**

Prepared: 03/12/08 Analyzed: 03/13/08

<i>Surrogate: 4-Bromofluorobenzene</i>	8.51			ug/l	8.00		106	77.1-110			
<i>Surrogate: Dibromofluoromethane</i>	6.94			"	8.00		86.8	66.3-111			
<i>Surrogate: Toluene-d8</i>	7.97			"	8.00		99.6	90.9-105			
Chlorobenzene	23.5	0.092	1.0	"	20.0		118	75-125			
1,1-Dichloroethene	19.6	0.074	1.0	"	20.0		97.8	75-125			
Trichloroethene	20.5	0.066	1.0	"	20.0		102	75-125			
Benzene	19.8	0.058	0.50	"	20.0		99.0	75-125			
Toluene	19.5	0.069	0.50	"	20.0		97.4	75-125			

**LCS Dup (8031207-BSD1)**

Prepared: 03/12/08 Analyzed: 03/13/08

<i>Surrogate: 4-Bromofluorobenzene</i>	8.65			ug/l	8.00		108	77.1-110			
<i>Surrogate: Dibromofluoromethane</i>	7.23			"	8.00		90.4	66.3-111			
<i>Surrogate: Toluene-d8</i>	7.94			"	8.00		99.2	90.9-105			
Chlorobenzene	23.7	0.092	1.0	"	20.0		119	75-125	0.805	20	
1,1-Dichloroethene	20.1	0.074	1.0	"	20.0		101	75-125	2.72	20	
Trichloroethene	21.0	0.066	1.0	"	20.0		105	75-125	2.60	20	
Benzene	20.0	0.058	0.50	"	20.0		100	75-125	1.21	20	
Toluene	19.9	0.069	0.50	"	20.0		99.4	75-125	2.03	20	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:32

### Notes and Definitions

- S-HI High surrogate recovery was confirmed as a matrix effect by a second analysis.
- S-GC Surrogate recovery outside of established control limits. The data was accepted based on valid recovery of the remaining surrogate(s).
- S-11 The surrogate recovery was above acceptance criteria in the sample. The sample is ND for the analytes of interest. The surrogate recovery was within acceptance criteria in the method blank and LCS.
- J Detected but below the Standard Reporting Limit; therefore, result is an estimated concentration (CLP J-Flag).
- DET Analyte DETECTED
- ND Analyte NOT DETECTED at or above the reporting limit
- NR Not Reported
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference

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Albert Vargas, Senior Project Coordinator

Page 33 of 33

# Chain of Custody Record

SunStar Laboratories, Inc.  
 3002 Dow Ave, Suite 212  
 Tustin, CA 92780  
 714-505-4010

Client: ECONOMY ENVIRONMENTAL INC  
 Address: 16835 A1, CALVIN# 424  
 Phone: 714-840-4600 Fax:  
 Project Manager: C. HAYNES

Date: 3-11-08 Page: 1 of 1  
 Project Name: WOC-18  
 Collector: F. MACHADO Client Project #:  
 Batch #: T800337 **COC 80139**

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY + STANOL	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	Laboratory ID #	Comments/Preservative	Total # of containers
QCTB	3-11-08	5:00	H2O	10A		X			X				01		2
EQUIPMENT BANK			H2O	10A		X			X				02		2
CB4A-5		7:32	SOIL	5035		X			X				03		6
CB4A-10		7:40				X			X				04		6
CB4A-15		7:50				X			X				05		6
CB4A-20		8:02				X			X				06		6
CB4A-25		8:17				X			X				07		6
CB4A-30		8:27				X			X				08		6
CB4A-32.5		8:35				X			X				09		6
CB4A-35		8:41				X			X				10		6
CB4A-40		8:58				X			X				11		6
CB4A-45		9:09				X			X				12		6
CB4A-49.5		9:20				X			X				13		6
Relinquished by: (signature) <u>[Signature]</u> Date / Time <u>3-12-08</u> Relinquished by: (signature) <u>[Signature]</u> Date / Time <u>3/12/08 10:15</u> Relinquished by: (signature) <u>[Signature]</u> Date / Time <u>3/12/08 10:15</u> Received by: (signature) <u>[Signature]</u> Date / Time <u>3/12/08 10:15</u> Received by: (signature) <u>[Signature]</u> Date / Time <u>3/12/08 10:15</u> Received by: (signature) <u>[Signature]</u> Date / Time <u>3/12/08 10:15</u>															
Total # of containers: <u>20</u> Chain of Custody seals Y/N/N/A: <u>2.4</u> Seals intact? Y/N/N/A: <u>2.4</u> Received good condition/cold: <u>2.4</u>															
Turn around time: <u>570</u>															

Notes  
EOF & PDF

Sample disposal Instructions: Disposal @ \$2.00 each \_\_\_\_\_ Return to client \_\_\_\_\_ Pickup \_\_\_\_\_

19 March 2008

Carole Haynes  
Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach, CA 92649  
RE: WOC-18

Enclosed are the results of analyses for samples received by the laboratory on 03/12/08 10:15. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Albert Vargas". The signature is written in black ink and is positioned to the left of the typed name and title.

Albert Vargas  
Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:36

### ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
QCTB	T800337-01	Water	03/11/08 05:00	03/12/08 10:15
Equipment Blank	T800337-02	Water	03/11/08 07:30	03/12/08 10:15
CB4A-5	T800337-03	Soil	03/11/08 07:32	03/12/08 10:15
CB4A-10	T800337-04	Soil	03/11/08 07:40	03/12/08 10:15
CB4A-15	T800337-05	Soil	03/11/08 07:50	03/12/08 10:15
CB4A-20	T800337-06	Soil	03/11/08 08:02	03/12/08 10:15
CB4A-25	T800337-07	Soil	03/11/08 08:17	03/12/08 10:15
CB4A-30	T800337-08	Soil	03/11/08 08:27	03/12/08 10:15
CB4A-32.5	T800337-09	Soil	03/11/08 08:35	03/12/08 10:15
CB4A-35	T800337-10	Soil	03/11/08 08:41	03/12/08 10:15
CB4A-40	T800337-11	Soil	03/11/08 08:58	03/12/08 10:15
CB4A-45	T800337-12	Soil	03/11/08 09:09	03/12/08 10:15
CB4A-49.5	T800337-13	Soil	03/11/08 09:20	03/12/08 10:15

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Senior Project Coordinator



Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:36

**QCTB**  
**T800337-01(Water)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	ND	14	50	ug/l	1	8031206	03/12/08	03/13/08	EPA 8015B	
<i>Surrogate: 4-Bromofluorobenzene</i>			<i>115 %</i>	<i>72.6-146</i>		<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	

**Volatile Organic Compounds by EPA Method 8260B**

Dibromomethane	ND	0.16	1.0	ug/l	1	8031207	03/12/08	03/13/08	EPA 8260B	
Methyl tert-butyl ether	ND	0.097	1.0	"	"	"	"	"	"	
m,p-Xylene	ND	0.15	1.0	"	"	"	"	"	"	
Isopropylbenzene	ND	0.082	1.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.095	1.0	"	"	"	"	"	"	
Ethylbenzene	ND	0.080	0.50	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.056	2.0	"	"	"	"	"	"	
Chloroform	ND	0.087	1.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.17	0.50	"	"	"	"	"	"	
o-Xylene	ND	0.086	0.50	"	"	"	"	"	"	
Dibromochloromethane	ND	0.068	1.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.072	2.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.092	0.50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.11	1.0	"	"	"	"	"	"	
Chloromethane	ND	0.10	1.0	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Tetrachloroethene	ND	0.20	1.0	"	"	"	"	"	"	
Vinyl chloride	ND	0.12	1.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.12	1.0	"	"	"	"	"	"	
Trichloroethene	ND	0.066	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.091	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	1.0	"	"	"	"	"	"	
n-Butylbenzene	ND	0.12	1.0	"	"	"	"	"	"	
Toluene	ND	0.069	0.50	"	"	"	"	"	"	
Naphthalene	ND	0.36	1.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.11	1.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	1.0	10	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	0.073	2.0	"	"	"	"	"	"	
Styrene	ND	0.080	1.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.091	1.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.10	1.0	"	"	"	"	"	"	
Methylene chloride	ND	0.056	1.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.072	1.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**QCTB**  
**T800337-01(Water)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,2-Dichloroethane	ND	0.087	0.50	ug/l	1	8031207	03/12/08	03/13/08	EPA 8260B	
1,2-Dichlorobenzene	ND	0.11	1.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.093	1.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.42	1.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.070	1.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.096	1.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.12	1.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.081	1.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.085	1.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.074	1.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.078	1.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.11	1.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.088	1.0	"	"	"	"	"	"	
Chloroethane	ND	0.27	1.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.092	1.0	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	1.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.35	1.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.12	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	0.092	1.0	"	"	"	"	"	"	
Bromomethane	ND	0.20	1.0	"	"	"	"	"	"	
Bromoform	ND	0.067	1.0	"	"	"	"	"	"	
Bromodichloromethane	ND	0.069	1.0	"	"	"	"	"	"	
Bromochloromethane	ND	0.14	1.0	"	"	"	"	"	"	
Bromobenzene	ND	0.10	1.0	"	"	"	"	"	"	
Benzene	ND	0.058	0.50	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.14	1.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.091	1.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.21	1.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.066	1.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.11	1.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.11	1.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.083	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			75.2 %	66.3-111		"	"	"	"	
Surrogate: Toluene-d8			96.1 %	90.9-105		"	"	"	"	
Surrogate: 4-Bromofluorobenzene			102 %	77.1-110		"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:36

**Equipment Blank**  
**T800337-02(Water)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	ND	14	50	ug/l	1	8031206	03/12/08	03/13/08	EPA 8015B	
<i>Surrogate: 4-Bromofluorobenzene</i>			<i>109 %</i>	<i>72.6-146</i>		<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>	

**Volatile Organic Compounds by EPA Method 8260B**

Methyl tert-butyl ether	ND	0.097	1.0	ug/l	1	8031207	03/12/08	03/13/08	EPA 8260B	
Ethyl tert-butyl ether	ND	0.056	2.0	"	"	"	"	"	"	
Ethylbenzene	ND	0.080	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.095	1.0	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
m,p-Xylene	ND	0.15	1.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.072	2.0	"	"	"	"	"	"	
Isopropylbenzene	ND	0.082	1.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.17	0.50	"	"	"	"	"	"	
Dibromomethane	ND	0.16	1.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.11	1.0	"	"	"	"	"	"	
Dibromochloromethane	ND	0.068	1.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.092	0.50	"	"	"	"	"	"	
n-Butylbenzene	ND	0.12	1.0	"	"	"	"	"	"	
Chloromethane	ND	0.10	1.0	"	"	"	"	"	"	
Toluene	ND	0.069	0.50	"	"	"	"	"	"	
Tetrachloroethene	ND	0.20	1.0	"	"	"	"	"	"	
Methylene chloride	ND	0.056	1.0	"	"	"	"	"	"	
Vinyl chloride	ND	0.12	1.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.12	1.0	"	"	"	"	"	"	
Trichloroethene	ND	0.066	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.091	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	1.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.11	1.0	"	"	"	"	"	"	
Chloroform	ND	0.087	1.0	"	"	"	"	"	"	
Naphthalene	ND	0.36	1.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	1.0	10	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	0.073	2.0	"	"	"	"	"	"	
Styrene	ND	0.080	1.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.091	1.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.10	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.086	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.074	1.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**Equipment Blank**  
**T800337-02(Water)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,2-Dichlorobenzene	ND	0.11	1.0	ug/l	1	8031207	03/12/08	03/13/08	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	0.093	1.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.42	1.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.070	1.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.096	1.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.35	1.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.087	0.50	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.072	1.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.092	1.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.078	1.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.11	1.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.088	1.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.085	1.0	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	1.0	"	"	"	"	"	"	
Chloroethane	ND	0.27	1.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.081	1.0	"	"	"	"	"	"	
Bromomethane	ND	0.20	1.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.12	1.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.12	0.50	"	"	"	"	"	"	
Bromoform	ND	0.067	1.0	"	"	"	"	"	"	
Bromodichloromethane	ND	0.069	1.0	"	"	"	"	"	"	
Bromochloromethane	ND	0.14	1.0	"	"	"	"	"	"	
Bromobenzene	ND	0.10	1.0	"	"	"	"	"	"	
Benzene	ND	0.058	0.50	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.083	1.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.14	1.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.091	1.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.21	1.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.066	1.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.11	1.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.11	1.0	"	"	"	"	"	"	
Chlorobenzene	ND	0.092	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			76.5 %	66.3-111		"	"	"	"	
Surrogate: Toluene-d8			97.2 %	90.9-105		"	"	"	"	
Surrogate: 4-Bromofluorobenzene			103 %	77.1-110		"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:36

**CB4A-5**  
**T800337-03(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	69	12	500	ug/kg	1	8031205	03/12/08	03/13/08	EPA 8015B	J
Surrogate: 4-Bromofluorobenzene			159 %	72.6-146		"	"	"	"	S-HI

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Ethanol	ND	100	500	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**CB4A-5**  
**T800337-03(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,1,2,2-Tetrachloroethane	ND	1.5	5.0	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			116 %		73-127	"	"	"	"	
Surrogate: Toluene-d8			100 %		85-115	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			118 %		81-118	"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**CB4A-10**  
**T800337-04(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
C6-C12 (GRO)	ND	12	500	ug/kg	1	8031205	03/12/08	03/13/08	EPA 8015B	
Surrogate: 4-Bromofluorobenzene			135 %	72.6-146		"	"	"	"	

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Methylene chloride	ND	0.84	5.0	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator



Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**CB4A-10**  
**T800337-04(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,1-Dichloropropene	ND	1.1	5.0	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>			116 %		73-127	"	"	"	"	
<i>Surrogate: Toluene-d8</i>			101 %		85-115	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>			118 %		81-118	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:36

**CB4A-15**  
**T800337-05(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	82	12	500	ug/kg	1	8031205	03/12/08	03/13/08	EPA 8015B	J
Surrogate: 4-Bromofluorobenzene			177 %	72.6-146		"	"	"	"	S-HI

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Methylene chloride	ND	0.84	5.0	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**CB4A-15**  
**T800337-05(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,2-Dichlorobenzene	ND	0.75	5.0	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			116 %	73-127		"	"	"	"	
Surrogate: Toluene-d8			98.9 %	85-115		"	"	"	"	
Surrogate: 4-Bromofluorobenzene			118 %	81-118		"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**CB4A-20**  
**T800337-06(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	ND	12	500	ug/kg	1	8031205	03/12/08	03/13/08	EPA 8015B	
Surrogate: 4-Bromofluorobenzene			148 %	72.6-146		"	"	"	"	S-11

**Volatile Organic Compounds by EPA Method 8260B**

Ethanol	ND	100	500	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**CB4A-20**  
**T800337-06(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,1,2-Trichloroethane	ND	1.2	5.0	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			115 %		73-127	"	"	"	"	
Surrogate: Toluene-d8			99.9 %		85-115	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			115 %		81-118	"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**CB4A-25**  
**T800337-07(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	340	12	500	ug/kg	1	8031205	03/12/08	03/13/08	EPA 8015B	J
Surrogate: 4-Bromofluorobenzene			163 %	72.6-146		"	"	"	"	S-HI

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,3-Dichlorobenzene	ND	1.1	5.0	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**CB4A-25**  
**T800337-07(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

Naphthalene	ND	1.7	5.0	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>			119 %		81-118	"	"	"	"	S-GC
<i>Surrogate: Toluene-d8</i>			99.8 %		85-115	"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>			117 %		73-127	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator



Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**CB4A-30**  
**T800337-08(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
C6-C12 (GRO)	ND	12	500	ug/kg	1	8031205	03/12/08	03/13/08	EPA 8015B	
Surrogate: 4-Bromofluorobenzene			158 %	72.6-146		"	"	"	"	S-11

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Ethanol	ND	100	500	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**CB4A-30**  
**T800337-08(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,1-Dichloroethane	ND	1.1	5.0	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			113 %		73-127	"	"	"	"	
Surrogate: Toluene-d8			100 %		85-115	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			119 %		81-118	"	"	"	"	S-GC

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:36

**CB4A-32.5**  
**T800337-09(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	560000	620	25000	ug/kg	50	8031205	03/12/08	03/13/08	EPA 8015B
Surrogate: 4-Bromofluorobenzene			80.6 %	72.6-146		"	"	"	"

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method
Dibromochloromethane	ND	1.8	5.0	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"
<b>Methyl tert-butyl ether</b>	<b>1800</b>	24	500	"	25	"	"	03/13/08	"
<b>m,p-Xylene</b>	<b>53000</b>	790	1200	"	250	"	"	03/13/08	"
<b>Isopropylbenzene</b>	<b>1000</b>	38	120	"	25	"	"	03/13/08	"
Hexachlorobutadiene	ND	0.69	5.0	"	1	"	"	03/13/08	"
<b>Ethylbenzene</b>	<b>8700</b>	28	120	"	25	"	"	03/13/08	"
Methylene chloride	ND	0.84	5.0	"	1	"	"	03/13/08	"
Ethanol	ND	100	500	"	"	"	"	"	"
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"
<b>n-Butylbenzene</b>	<b>2900</b>	37	120	"	25	"	"	03/13/08	"
Di-isopropyl ether	ND	0.74	20	"	1	"	"	03/13/08	"
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"
<b>n-Propylbenzene</b>	<b>4500</b>	29	120	"	25	"	"	03/13/08	"
<b>Tert-butyl alcohol</b>	<b>390</b>	9.9	50	"	1	"	"	03/13/08	"
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"
Styrene	ND	0.90	5.0	"	"	"	"	"	"
<b>sec-Butylbenzene</b>	<b>550</b>	41	120	"	25	"	"	03/13/08	"
<b>p-Isopropyltoluene</b>	<b>340</b>	29	120	"	"	"	"	"	"
<b>o-Xylene</b>	<b>19000</b>	400	1200	"	250	"	"	03/13/08	"
<b>Naphthalene</b>	<b>4500</b>	42	120	"	25	"	"	03/13/08	"
<b>Toluene</b>	<b>17000</b>	350	1200	"	250	"	"	03/13/08	"

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:36

**CB4A-32.5**  
**T800337-09(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,1-Dichloroethane	ND	1.1	5.0	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
<b>1,2,4-Trimethylbenzene</b>	<b>27000</b>	300	1200	"	250	"	"	03/13/08	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	1	"	"	03/13/08	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
<b>Benzene</b>	<b>920</b>	28	120	"	25	"	"	03/13/08	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	1	"	"	03/13/08	"	
<b>1,3,5-Trimethylbenzene</b>	<b>9200</b>	36	120	"	25	"	"	03/13/08	"	
1,3-Dichloropropane	ND	1.5	5.0	"	1	"	"	03/13/08	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>			116 %		73-127	"	"	"	"	
<i>Surrogate: Toluene-d8</i>			98.2 %		85-115	"	"	03/13/08	"	
<i>Surrogate: 4-Bromofluorobenzene</i>			110 %		81-118	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:36

**CB4A-35**  
**T800337-10(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	9500	12	500	ug/kg	1	8031205	03/12/08	03/13/08	EPA 8015B	
Surrogate: 4-Bromofluorobenzene			173 %	72.6-146		"	"	"	"	S-HI

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Di-isopropyl ether	ND	0.74	20	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
Ethanol	ND	100	500	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>660</b>	3.2	5.0	"	"	"	"	"	"	
<b>Isopropylbenzene</b>	<b>14</b>	1.5	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
<b>Ethylbenzene</b>	<b>100</b>	1.1	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
<b>n-Butylbenzene</b>	<b>39</b>	1.5	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
<b>sec-Butylbenzene</b>	<b>8.4</b>	1.6	5.0	"	"	"	"	"	"	
<b>p-Isopropyltoluene</b>	<b>4.3</b>	1.2	5.0	"	"	"	"	"	"	J
<b>o-Xylene</b>	<b>270</b>	1.6	5.0	"	"	"	"	"	"	
<b>Naphthalene</b>	<b>160</b>	1.7	5.0	"	"	"	"	"	"	
<b>Toluene</b>	<b>160</b>	1.4	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:36

**CB4A-35**  
**T800337-10(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,2-Dichloroethane	ND	1.4	5.0	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
<b>1,2,4-Trimethylbenzene</b>	<b>440</b>	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
<b>n-Propylbenzene</b>	<b>67</b>	1.2	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
<b>1,3,5-Trimethylbenzene</b>	<b>140</b>	1.4	5.0	"	"	"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>			139 %		73-127	"	"	"	"	S-GC
<i>Surrogate: Toluene-d8</i>			114 %		85-115	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>			118 %		81-118	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:36

**CB4A-40**  
**T800337-11(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	190	12	500	ug/kg	1	8031205	03/12/08	03/13/08	EPA 8015B	J
Surrogate: 4-Bromofluorobenzene			188 %	72.6-146		"	"	"	"	S-HI

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Methylene chloride	ND	0.84	5.0	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
<b>Ethylbenzene</b>	<b>2.5</b>	1.1	5.0	"	"	"	"	"	"	J
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>3.5</b>	0.95	20	"	"	"	"	"	"	J
<b>m,p-Xylene</b>	<b>13</b>	3.2	5.0	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
<b>Toluene</b>	<b>12</b>	1.4	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>5.2</b>	1.6	5.0	"	"	"	"	"	"	
<b>Naphthalene</b>	<b>15</b>	1.7	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator



Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:36

**CB4A-40**  
**T800337-11(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,2-Dichloroethane	ND	1.4	5.0	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
<b>1,2,4-Trimethylbenzene</b>	<b>4.7</b>	1.2	5.0	"	"	"	"	"	"	J
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
<b>Benzene</b>	<b>2.1</b>	1.1	5.0	"	"	"	"	"	"	J
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>			122 %	73-127	"	"	"	"	"	
<i>Surrogate: Toluene-d8</i>			99.6 %	85-115	"	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>			119 %	81-118	"	"	"	"	"	S-GC

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:36

**CB4A-45**  
**T800337-12(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	130	12	500	ug/kg	1	8031205	03/12/08	03/13/08	EPA 8015B	J
Surrogate: 4-Bromofluorobenzene			172 %	72.6-146		"	"	"	"	S-HI

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Hexachlorobutadiene	ND	0.69	5.0	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
<b>m,p-Xylene</b>	<b>10</b>	3.2	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>3.7</b>	1.6	5.0	"	"	"	"	"	"	J
<b>Naphthalene</b>	<b>9.4</b>	1.7	5.0	"	"	"	"	"	"	
<b>Toluene</b>	<b>5.2</b>	1.4	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**CB4A-45**  
**T800337-12(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,1,2-Trichloroethane	ND	1.2	5.0	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
<b>1,2,4-Trimethylbenzene</b>	<b>4.0</b>	1.2	5.0	"	"	"	"	"	"	J
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>			113 %		73-127	"	"	"	"	
<i>Surrogate: Toluene-d8</i>			99.8 %		85-115	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>			118 %		81-118	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:36

**CB4A-49.5**  
**T800337-13(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	1600	12	500	ug/kg	1	8031205	03/12/08	03/13/08	EPA 8015B	
Surrogate: 4-Bromofluorobenzene			185 %	72.6-146		"	"	"	"	S-HI

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Ethyl tert-butyl ether	ND	0.72	20	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>2.5</b>	0.95	20	"	"	"	"	"	"	J
<b>m,p-Xylene</b>	<b>26</b>	3.2	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
<b>Ethylbenzene</b>	<b>5.7</b>	1.1	5.0	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
<b>Chloroform</b>	<b>2.1</b>	0.55	5.0	"	"	"	"	"	"	J
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
<b>Toluene</b>	<b>34</b>	1.4	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
<b>o-Xylene</b>	<b>9.3</b>	1.6	5.0	"	"	"	"	"	"	
<b>Naphthalene</b>	<b>4.1</b>	1.7	5.0	"	"	"	"	"	"	J
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**CB4A-49.5**  
**T800337-13(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,1,2-Trichloroethane	ND	1.2	5.0	ug/kg	1	8031203	03/12/08	03/13/08	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
<b>1,2,4-Trimethylbenzene</b>	<b>4.7</b>	1.2	5.0	"	"	"	"	"	"	J
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
<b>Benzene</b>	<b>4.2</b>	1.1	5.0	"	"	"	"	"	"	J
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>			114 %		73-127	"	"	"	"	
<i>Surrogate: Toluene-d8</i>			99.3 %		85-115	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>			121 %		81-118	"	"	"	"	S-GC

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**Purgeable Petroleum Hydrocarbons by EPA 8015B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 8031205 - EPA 5035 GC**

**Blank (8031205-BLK1)**

Prepared: 03/12/08 Analyzed: 03/13/08

Surrogate: 4-Bromofluorobenzene	609			ug/kg	500		122	72.6-146			
C6-C12 (GRO)	ND	12	500	"							

**LCS (8031205-BS1)**

Prepared: 03/12/08 Analyzed: 03/13/08

Surrogate: 4-Bromofluorobenzene	537			ug/kg	500		107	72.6-146			
C6-C12 (GRO)	14500	12	500	"	13800		106	75-125			

**LCS Dup (8031205-BSD1)**

Prepared: 03/12/08 Analyzed: 03/13/08

Surrogate: 4-Bromofluorobenzene	496			ug/kg	500		99.2	72.6-146			
C6-C12 (GRO)	15700	12	500	"	13800		114	75-125	7.96	20	

**Batch 8031206 - EPA 5030 GC**

**Blank (8031206-BLK1)**

Prepared: 03/12/08 Analyzed: 03/13/08

Surrogate: 4-Bromofluorobenzene	236			ug/l	200		118	72.6-146			
C6-C12 (GRO)	ND	14	50	"							

**LCS (8031206-BS1)**

Prepared: 03/12/08 Analyzed: 03/13/08

Surrogate: 4-Bromofluorobenzene	182			ug/l	200		90.9	72.6-146			
C6-C12 (GRO)	5300	14	50	"	5500		96.4	75-125			

**LCS Dup (8031206-BSD1)**

Prepared: 03/12/08 Analyzed: 03/13/08

Surrogate: 4-Bromofluorobenzene	187			ug/l	200		93.3	72.6-146			
C6-C12 (GRO)	5790	14	50	"	5500		105	75-125	8.75	20	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**Volatile Organic Compounds by EPA Method 8260B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 8031203 - EPA 5030 GCMS**

**Blank (8031203-BLK1)**

Prepared: 03/12/08 Analyzed: 03/13/08

Surrogate: 4-Bromofluorobenzene	42.2			ug/kg	40.0		106	81-118			
Surrogate: Dibromofluoromethane	34.0			"	40.0		85.0	73-127			
Surrogate: Toluene-d8	39.5			"	40.0		98.8	85-115			
Bromobenzene	ND	1.5	5.0	"							
Bromochloromethane	ND	1.7	5.0	"							
Bromodichloromethane	ND	1.1	5.0	"							
Bromoform	ND	1.8	5.0	"							
Bromomethane	ND	1.1	5.0	"							
n-Butylbenzene	ND	1.5	5.0	"							
sec-Butylbenzene	ND	1.6	5.0	"							
tert-Butylbenzene	ND	1.4	5.0	"							
Carbon tetrachloride	ND	1.0	5.0	"							
Chlorobenzene	ND	1.1	5.0	"							
Chloroethane	ND	1.2	5.0	"							
Chloroform	ND	0.55	5.0	"							
Chloromethane	ND	0.74	5.0	"							
2-Chlorotoluene	ND	1.1	5.0	"							
4-Chlorotoluene	ND	0.90	5.0	"							
Dibromochloromethane	ND	1.8	5.0	"							
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"							
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"							
Dibromomethane	ND	1.8	5.0	"							
1,2-Dichlorobenzene	ND	0.75	5.0	"							
1,3-Dichlorobenzene	ND	1.1	5.0	"							
1,4-Dichlorobenzene	ND	1.8	5.0	"							
Dichlorodifluoromethane	ND	1.2	5.0	"							
1,1-Dichloroethane	ND	1.1	5.0	"							
1,2-Dichloroethane	ND	1.4	5.0	"							
1,1-Dichloroethene	ND	0.74	5.0	"							
cis-1,2-Dichloroethene	ND	1.2	5.0	"							

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator



Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**Volatile Organic Compounds by EPA Method 8260B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 8031203 - EPA 5030 GCMS**

**Blank (8031203-BLK1)**

Prepared: 03/12/08 Analyzed: 03/13/08

trans-1,2-Dichloroethene	ND	1.4	5.0	ug/kg							
1,2-Dichloropropane	ND	0.90	5.0	"							
1,3-Dichloropropane	ND	1.5	5.0	"							
2,2-Dichloropropane	ND	1.0	5.0	"							
1,1-Dichloropropene	ND	1.1	5.0	"							
cis-1,3-Dichloropropene	ND	1.2	5.0	"							
trans-1,3-Dichloropropene	ND	1.0	5.0	"							
Hexachlorobutadiene	ND	0.69	5.0	"							
Isopropylbenzene	ND	1.5	5.0	"							
p-Isopropyltoluene	ND	1.2	5.0	"							
Methylene chloride	ND	0.84	5.0	"							
Naphthalene	ND	1.7	5.0	"							
n-Propylbenzene	ND	1.2	5.0	"							
Styrene	ND	0.90	5.0	"							
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"							
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"							
Tetrachloroethene	ND	0.53	5.0	"							
1,2,3-Trichlorobenzene	ND	1.0	5.0	"							
1,2,4-Trichlorobenzene	ND	1.2	5.0	"							
1,1,2-Trichloroethane	ND	1.2	5.0	"							
1,1,1-Trichloroethane	ND	0.77	5.0	"							
Trichloroethene	ND	1.9	5.0	"							
Trichlorofluoromethane	ND	0.28	5.0	"							
1,2,3-Trichloropropane	ND	0.85	5.0	"							
1,3,5-Trimethylbenzene	ND	1.4	5.0	"							
1,2,4-Trimethylbenzene	ND	1.2	5.0	"							
Vinyl chloride	ND	1.5	5.0	"							
Benzene	ND	1.1	5.0	"							
Toluene	ND	1.4	5.0	"							
Ethylbenzene	ND	1.1	5.0	"							

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**Volatile Organic Compounds by EPA Method 8260B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 8031203 - EPA 5030 GCMS**

**Blank (8031203-BLK1)**

Prepared: 03/12/08 Analyzed: 03/13/08

m,p-Xylene	ND	3.2	5.0	ug/kg							
o-Xylene	ND	1.6	5.0	"							
Tert-amyl methyl ether	ND	1.4	20	"							
Tert-butyl alcohol	ND	9.9	50	"							
Di-isopropyl ether	ND	0.74	20	"							
Ethyl tert-butyl ether	ND	0.72	20	"							
Methyl tert-butyl ether	ND	0.95	20	"							
Ethanol	ND	100	500	"							

**LCS (8031203-BS1)**

Prepared: 03/12/08 Analyzed: 03/13/08

<i>Surrogate: 4-Bromofluorobenzene</i>	46.1			ug/kg	40.0		115	81-118			
<i>Surrogate: Dibromofluoromethane</i>	41.4			"	40.0		103	73-127			
<i>Surrogate: Toluene-d8</i>	40.0			"	40.0		100	85-115			
Chlorobenzene	106	1.1	5.0	"	100	106	106	75-125			
1,1-Dichloroethene	95.0	0.74	5.0	"	100	95.0	95.0	75-125			
Trichloroethene	101	1.9	5.0	"	100	101	101	75-125			
Benzene	94.2	1.1	5.0	"	100	94.2	94.2	75-125			
Toluene	94.8	1.4	5.0	"	100	94.8	94.8	75-125			

**LCS Dup (8031203-BSD1)**

Prepared: 03/12/08 Analyzed: 03/13/08

<i>Surrogate: 4-Bromofluorobenzene</i>	45.5			ug/kg	40.0		114	81-118			
<i>Surrogate: Dibromofluoromethane</i>	42.0			"	40.0		105	73-127			
<i>Surrogate: Toluene-d8</i>	39.9			"	40.0		99.8	85-115			
Chlorobenzene	107	1.1	5.0	"	100	107	107	75-125	1.41	20	
1,1-Dichloroethene	96.2	0.74	5.0	"	100	96.2	96.2	75-125	1.31	20	
Trichloroethene	101	1.9	5.0	"	100	101	101	75-125	0.148	20	
Benzene	95.0	1.1	5.0	"	100	95.0	95.0	75-125	0.951	20	
Toluene	95.5	1.4	5.0	"	100	95.5	95.5	75-125	0.736	20	

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**Volatile Organic Compounds by EPA Method 8260B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 8031207 - EPA 5030 GCMS**

**Blank (8031207-BLK1)**

Prepared: 03/12/08 Analyzed: 03/13/08

Surrogate: 4-Bromofluorobenzene	7.84			ug/l	8.00		98.0	77.1-110			
Surrogate: Dibromofluoromethane	4.96			"	8.00		62.0	66.3-111			S-GC
Surrogate: Toluene-d8	7.58			"	8.00		94.8	90.9-105			
Bromobenzene	ND	0.10	1.0	"							
Bromochloromethane	ND	0.14	1.0	"							
Bromodichloromethane	ND	0.069	1.0	"							
Bromoform	ND	0.067	1.0	"							
Bromomethane	ND	0.20	1.0	"							
n-Butylbenzene	ND	0.12	1.0	"							
sec-Butylbenzene	ND	0.091	1.0	"							
tert-Butylbenzene	ND	0.11	1.0	"							
Carbon tetrachloride	ND	0.12	0.50	"							
Chlorobenzene	ND	0.092	1.0	"							
Chloroethane	ND	0.27	1.0	"							
Chloroform	ND	0.087	1.0	"							
Chloromethane	ND	0.10	1.0	"							
2-Chlorotoluene	ND	0.14	1.0	"							
4-Chlorotoluene	ND	0.083	1.0	"							
Dibromochloromethane	ND	0.068	1.0	"							
1,2-Dibromo-3-chloropropane	ND	0.42	1.0	"							
1,2-Dibromoethane (EDB)	ND	0.093	1.0	"							
Dibromomethane	ND	0.16	1.0	"							
1,2-Dichlorobenzene	ND	0.11	1.0	"							
1,3-Dichlorobenzene	ND	0.11	1.0	"							
1,4-Dichlorobenzene	ND	0.21	1.0	"							
Dichlorodifluoromethane	ND	0.17	0.50	"							
1,1-Dichloroethane	ND	0.078	1.0	"							
1,2-Dichloroethane	ND	0.087	0.50	"							
1,1-Dichloroethene	ND	0.074	1.0	"							
cis-1,2-Dichloroethene	ND	0.11	1.0	"							

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**Volatile Organic Compounds by EPA Method 8260B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 8031207 - EPA 5030 GCMS**

**Blank (8031207-BLK1)**

Prepared: 03/12/08 Analyzed: 03/13/08

trans-1,2-Dichloroethene	ND	0.10	1.0	ug/l							
1,2-Dichloropropane	ND	0.12	1.0	"							
1,3-Dichloropropane	ND	0.066	1.0	"							
2,2-Dichloropropane	ND	0.091	1.0	"							
1,1-Dichloropropene	ND	0.072	1.0	"							
cis-1,3-Dichloropropene	ND	0.092	0.50	"							
trans-1,3-Dichloropropene	ND	0.091	0.50	"							
Hexachlorobutadiene	ND	0.095	1.0	"							
Isopropylbenzene	ND	0.082	1.0	"							
p-Isopropyltoluene	ND	0.10	1.0	"							
Methylene chloride	ND	0.056	1.0	"							
Naphthalene	ND	0.36	1.0	"							
n-Propylbenzene	ND	0.10	1.0	"							
Styrene	ND	0.080	1.0	"							
1,1,2,2-Tetrachloroethane	ND	0.088	1.0	"							
1,1,1,2-Tetrachloroethane	ND	0.092	1.0	"							
Tetrachloroethene	ND	0.20	1.0	"							
1,2,3-Trichlorobenzene	ND	0.081	1.0	"							
1,2,4-Trichlorobenzene	ND	0.096	1.0	"							
1,1,2-Trichloroethane	ND	0.11	1.0	"							
1,1,1-Trichloroethane	ND	0.085	1.0	"							
Trichloroethene	ND	0.066	1.0	"							
Trichlorofluoromethane	ND	0.12	1.0	"							
1,2,3-Trichloropropane	ND	0.35	1.0	"							
1,3,5-Trimethylbenzene	ND	0.11	1.0	"							
1,2,4-Trimethylbenzene	ND	0.070	1.0	"							
Vinyl chloride	ND	0.12	1.0	"							
Benzene	ND	0.058	0.50	"							
Toluene	ND	0.069	0.50	"							
Ethylbenzene	ND	0.080	0.50	"							

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:36

**Volatile Organic Compounds by EPA Method 8260B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 8031207 - EPA 5030 GCMS**

**Blank (8031207-BLK1)**

Prepared: 03/12/08 Analyzed: 03/13/08

m,p-Xylene	ND	0.15	1.0	ug/l							
o-Xylene	ND	0.086	0.50	"							
Tert-amyl methyl ether	ND	0.073	2.0	"							
Tert-butyl alcohol	ND	1.0	10	"							
Di-isopropyl ether	ND	0.072	2.0	"							
Ethyl tert-butyl ether	ND	0.056	2.0	"							
Methyl tert-butyl ether	ND	0.097	1.0	"							
Ethanol	ND	100	500	"							

**LCS (8031207-BS1)**

Prepared: 03/12/08 Analyzed: 03/13/08

<i>Surrogate: 4-Bromofluorobenzene</i>	8.51			ug/l	8.00		106	77.1-110			
<i>Surrogate: Dibromofluoromethane</i>	6.94			"	8.00		86.8	66.3-111			
<i>Surrogate: Toluene-d8</i>	7.97			"	8.00		99.6	90.9-105			
Chlorobenzene	23.5	0.092	1.0	"	20.0		118	75-125			
1,1-Dichloroethene	19.6	0.074	1.0	"	20.0		97.8	75-125			
Trichloroethene	20.5	0.066	1.0	"	20.0		102	75-125			
Benzene	19.8	0.058	0.50	"	20.0		99.0	75-125			
Toluene	19.5	0.069	0.50	"	20.0		97.4	75-125			

**LCS Dup (8031207-BSD1)**

Prepared: 03/12/08 Analyzed: 03/13/08

<i>Surrogate: 4-Bromofluorobenzene</i>	8.65			ug/l	8.00		108	77.1-110			
<i>Surrogate: Dibromofluoromethane</i>	7.23			"	8.00		90.4	66.3-111			
<i>Surrogate: Toluene-d8</i>	7.94			"	8.00		99.2	90.9-105			
Chlorobenzene	23.7	0.092	1.0	"	20.0		119	75-125	0.805	20	
1,1-Dichloroethene	20.1	0.074	1.0	"	20.0		101	75-125	2.72	20	
Trichloroethene	21.0	0.066	1.0	"	20.0		105	75-125	2.60	20	
Benzene	20.0	0.058	0.50	"	20.0		100	75-125	1.21	20	
Toluene	19.9	0.069	0.50	"	20.0		99.4	75-125	2.03	20	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:36

### Notes and Definitions

- S-HI High surrogate recovery was confirmed as a matrix effect by a second analysis.
- S-GC Surrogate recovery outside of established control limits. The data was accepted based on valid recovery of the remaining surrogate(s).
- S-11 The surrogate recovery was above acceptance criteria in the sample. The sample is ND for the analytes of interest. The surrogate recovery was within acceptance criteria in the method blank and LCS.
- J Detected but below the Standard Reporting Limit; therefore, result is an estimated concentration (CLP J-Flag).
- DET Analyte DETECTED
- ND Analyte NOT DETECTED at or above the reporting limit
- NR Not Reported
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference

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SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Page 35 of 35





19 March 2008

Carole Haynes  
Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach, CA 92649  
RE: WOC-18

Enclosed are the results of analyses for samples received by the laboratory on 03/12/08 10:15. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Albert Vargas". The signature is written in black ink and is positioned to the left of the typed name and title.

Albert Vargas  
Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:28

### ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
CB2A-5	T800335-01	Soil	03/11/08 11:05	03/12/08 10:15
CB2A-10	T800335-02	Soil	03/11/08 11:12	03/12/08 10:15
CB2A-15	T800335-03	Soil	03/11/08 11:24	03/12/08 10:15
CB2A-20	T800335-04	Soil	03/11/08 11:35	03/12/08 10:15
CB2A-25	T800335-05	Soil	03/11/08 11:48	03/12/08 10:15
CB2A-30	T800335-06	Soil	03/11/08 11:58	03/12/08 10:15
CB2A-35	T800335-07	Soil	03/11/08 12:10	03/12/08 10:15
CB2A-40	T800335-08	Soil	03/11/08 12:25	03/12/08 10:15
CB2A-45	T800335-09	Soil	03/11/08 12:32	03/12/08 10:15
CB2A-49.5	T800335-10	Soil	03/11/08 12:45	03/12/08 10:15

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Page 1 of 26

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:28

**CB2A-5**  
**T800335-01(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	2800	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	
Surrogate: 4-Bromofluorobenzene			242 %	72.6-146		"	"	"	"	S-HI

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Dibromomethane	ND	1.8	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:28

**CB2A-5**  
**T800335-01(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,2-Dichloroethane	ND	1.4	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			120 %	73-127		"	"	"	"	
Surrogate: Toluene-d8			100 %	85-115		"	"	"	"	
Surrogate: 4-Bromofluorobenzene			116 %	81-118		"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:28

**CB2A-10**  
**T800335-02(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	ND	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	
Surrogate: 4-Bromofluorobenzene			189 %	72.6-146		"	"	"	"	S-11

**Volatile Organic Compounds by EPA Method 8260B**

Ethylbenzene	ND	1.1	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:28

**CB2A-10**  
**T800335-02(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1 1-Dichloroethane	ND	1.1	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
1 2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1 2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1 2 4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1 2 4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1 2 3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1 2 3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1 2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1 1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
1 1 2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1 1 2 2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1 1 1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1 1 1 2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
1 3 5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
1 1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
1 2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
2 2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
1 4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
1 3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1 3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			120 %	73-127		"	"	"	"	
Surrogate: Toluene-d8			101 %	85-115		"	"	"	"	
Surrogate: 4-Bromofluorobenzene			119 %	81-118		"	"	"	"	S-GC

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:28

**CB2A-15**  
**T800335-03(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	ND	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	
<i>Surrogate: 4-Bromofluorobenzene</i>			180 %	72.6-146		"	"	"	"	S-11

**Volatile Organic Compounds by EPA Method 8260B**

Methylene chloride	ND	0.84	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Page 6 of 26



Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:28

**CB2A-15**  
**T800335-03(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1 1-Dichloropropene	ND	1.1	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
1 2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
1 2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1 2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1 2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1 2 4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1 2 4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1 2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
1 2 3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1 1 1 2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
1 1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
1 1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1 1 2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1 1 2 2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1 1 1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
1 2 3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
1 3 5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
2 2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
1 4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
1 3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
1 3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			120 %	73-127		"	"	"	"	
Surrogate: Toluene-d8			101 %	85-115		"	"	"	"	
Surrogate: 4-Bromofluorobenzene			119 %	81-118		"	"	"	"	S-GC

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:28

**CB2A-20**  
**T800335-04(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	ND	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	
<i>Surrogate: 4-Bromofluorobenzene</i>			179 %	72.6-146		"	"	"	"	S-11

**Volatile Organic Compounds by EPA Method 8260B**

n-Butylbenzene	ND	1.5	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
Ethanol	ND	100	500	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:28

**CB2A-20**  
**T800335-04(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,2-Dichlorobenzene	ND	0.75	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			120 %	73-127		"	"	"	"	
Surrogate: Toluene-d8			102 %	85-115		"	"	"	"	
Surrogate: 4-Bromofluorobenzene			118 %	81-118		"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:28

**CB2A-25**  
**T800335-05(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	ND	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	
Surrogate: 4-Bromofluorobenzene			177 %	72.6-146		"	"	"	"	S-11

**Volatile Organic Compounds by EPA Method 8260B**

Ethyl tert-butyl ether	ND	0.72	20	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:28

**CB2A-25**  
**T800335-05(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,1,2-Trichloroethane	ND	1.2	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			122 %		73-127	"	"	"	"	
Surrogate: Toluene-d8			102 %		85-115	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			116 %		81-118	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:28

**CB2A-30**  
**T800335-06(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	ND	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	
<i>Surrogate: 4-Bromofluorobenzene</i>			189 %	72.6-146		"	"	"	"	S-11

**Volatile Organic Compounds by EPA Method 8260B**

Dibromomethane	ND	1.8	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:28

**CB2A-30**  
**T800335-06(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,2-Dichloroethane	ND	1.4	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			123 %	73-127		"	"	"	"	
Surrogate: Toluene-d8			102 %	85-115		"	"	"	"	
Surrogate: 4-Bromofluorobenzene			119 %	81-118		"	"	"	"	S-GC

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator



Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:28

**CB2A-35**  
**T800335-07(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	62	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	J
Surrogate: 4-Bromofluorobenzene			180 %	72.6-146		"	"	"	"	S-HI

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Ethylbenzene	ND	1.1	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>450</b>	0.95	20	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
<b>Tert-butyl alcohol</b>	<b>200</b>	9.9	50	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:28

**CB2A-35**  
**T800335-07(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1 1-Dichloroethane	ND	1.1	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
1 2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1 2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1 2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1 2 4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1 2 3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1 2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
1 1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
1 2 4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1 1 2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1 1 2 2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1 1 1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1 1 1 2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
1 3 5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
1 1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1 2 3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
1 3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
1 3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
1 4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
2 2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			122 %	73-127		"	"	"	"	
Surrogate: Toluene-d8			102 %	85-115		"	"	"	"	
Surrogate: 4-Bromofluorobenzene			116 %	81-118		"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:28

**CB2A-40**  
**T800335-08(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	ND	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	
<i>Surrogate: 4-Bromofluorobenzene</i>			185 %	72.6-146		"	"	"	"	S-11

**Volatile Organic Compounds by EPA Method 8260B**

Dibromochloromethane	ND	1.8	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
<b>Methyl tert-butyl ether</b>	<b>87</b>	0.95	20	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
<b>Tert-butyl alcohol</b>	<b>34</b>	9.9	50	"	"	"	"	"	"	J
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:28

**CB2A-40**  
**T800335-08(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1 1-Dichloroethene	ND	0.74	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
1 2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
1 2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1 2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1 2 4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1 2 4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1 2 3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1 2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
1 1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1 1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1 1 2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1 1 2 2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1 1 1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1 1 1 2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
1 2 3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
1 2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
2 2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
1 4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
1 3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1 3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
1 3 5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			125 %	73-127		"	"	"	"	
Surrogate: Toluene-d8			102 %	85-115		"	"	"	"	
Surrogate: 4-Bromofluorobenzene			118 %	81-118		"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:28

**CB2A-45**  
**T800335-09(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	ND	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	
<i>Surrogate: 4-Bromofluorobenzene</i>			179 %	72.6-146		"	"	"	"	S-11

**Volatile Organic Compounds by EPA Method 8260B**

n-Butylbenzene	ND	1.5	5.0	ug/kg	1	8031202	03/12/08	03/13/08	EPA 8260B	
Ethanol	ND	100	500	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.72	20	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Page 18 of 26

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:28

**CB2A-45**  
**T800335-09(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,2-Dichlorobenzene	ND	0.75	5.0	ug/kg	1	8031202	03/12/08	03/13/08	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.2	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			129 %	73-127		"	"	"	"	S-GC
Surrogate: Toluene-d8			104 %	85-115		"	"	"	"	
Surrogate: 4-Bromofluorobenzene			108 %	81-118		"	"	"	"	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:28

**CB2A-49.5**  
**T800335-10(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by EPA 8015B**

C6-C12 (GRO)	ND	12	500	ug/kg	1	8031204	03/12/08	03/12/08	EPA 8015B	
Surrogate: 4-Bromofluorobenzene			172 %	72.6-146		"	"	"	"	S-11

**Volatile Organic Compounds by EPA Method 8260B**

Ethyl tert-butyl ether	ND	0.72	20	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
Methyl tert-butyl ether	ND	0.95	20	"	"	"	"	"	"	
m,p-Xylene	ND	3.2	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.69	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	1.1	5.0	"	"	"	"	"	"	
Methylene chloride	ND	0.84	5.0	"	"	"	"	"	"	
Ethanol	ND	100	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	1.2	5.0	"	"	"	"	"	"	
Dibromomethane	ND	1.8	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.8	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.2	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.4	20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.2	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.74	5.0	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.74	20	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.28	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	1.4	5.0	"	"	"	"	"	"	
Chloroform	ND	0.55	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.4	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.6	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	0.53	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.5	5.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	9.9	50	"	"	"	"	"	"	
Styrene	ND	0.90	5.0	"	"	"	"	"	"	
Trichloroethene	ND	1.9	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.2	5.0	"	"	"	"	"	"	
o-Xylene	ND	1.6	5.0	"	"	"	"	"	"	
Naphthalene	ND	1.7	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
Toluene	ND	1.4	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:28

**CB2A-49.5**  
**T800335-10(Soil)**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,1,2-Trichloroethane	ND	1.2	5.0	ug/kg	1	8031202	03/12/08	03/12/08	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.2	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.85	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.1	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.4	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.90	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.77	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.5	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.74	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.90	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	1.0	5.0	"	"	"	"	"	"	
Bromomethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromoform	ND	1.8	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.1	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	1.7	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"	"	"	"	"	"	
Benzene	ND	1.1	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.75	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.1	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.8	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.5	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.1	5.0	"	"	"	"	"	"	
Chloroethane	ND	1.2	5.0	"	"	"	"	"	"	
Bromobenzene	ND	1.5	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane			121 %		73-127	"	"	"	"	
Surrogate: Toluene-d8			103 %		85-115	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			116 %		81-118	"	"	"	"	

SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Albert Vargas, Senior Project Coordinator



Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:28

**Purgeable Petroleum Hydrocarbons by EPA 8015B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 8031204 - EPA 5035 GC**

**Blank (8031204-BLK1)**

Prepared & Analyzed: 03/12/08

Surrogate: 4-Bromofluorobenzene	666			ug/kg	500		133	72.6-146			
C6-C12 (GRO)	ND	12	500	"							

**LCS (8031204-BS1)**

Prepared & Analyzed: 03/12/08

Surrogate: 4-Bromofluorobenzene	639			ug/kg	500		128	72.6-146			
C6-C12 (GRO)	14200	12	500	"	13800		104	75-125			

**LCS Dup (8031204-BSD1)**

Prepared & Analyzed: 03/12/08

Surrogate: 4-Bromofluorobenzene	661			ug/kg	500		132	72.6-146			
C6-C12 (GRO)	15500	12	500	"	13800		113	75-125	8.68	20	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:28

**Volatile Organic Compounds by EPA Method 8260B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 8031202 - EPA 5030 GCMS**

**Blank (8031202-BLK1)**

Prepared & Analyzed: 03/12/08

Surrogate: 4-Bromofluorobenzene	42.9			ug/kg	40.0		107	81-118			
Surrogate: Dibromofluoromethane	36.8			"	40.0		92.0	73-127			
Surrogate: Toluene-d8	39.5			"	40.0		98.8	85-115			
Bromobenzene	ND	1.5	5.0	"							
Bromochloromethane	ND	1.7	5.0	"							
Bromodichloromethane	ND	1.1	5.0	"							
Bromoform	ND	1.8	5.0	"							
Bromomethane	ND	1.1	5.0	"							
n-Butylbenzene	ND	1.5	5.0	"							
sec-Butylbenzene	ND	1.6	5.0	"							
tert-Butylbenzene	ND	1.4	5.0	"							
Carbon tetrachloride	ND	1.0	5.0	"							
Chlorobenzene	ND	1.1	5.0	"							
Chloroethane	ND	1.2	5.0	"							
Chloroform	ND	0.55	5.0	"							
Chloromethane	ND	0.74	5.0	"							
2-Chlorotoluene	ND	1.1	5.0	"							
4-Chlorotoluene	ND	0.90	5.0	"							
Dibromochloromethane	ND	1.8	5.0	"							
1,2-Dibromo-3-chloropropane	ND	0.83	5.0	"							
1,2-Dibromoethane (EDB)	ND	1.5	5.0	"							
Dibromomethane	ND	1.8	5.0	"							
1,2-Dichlorobenzene	ND	0.75	5.0	"							
1,3-Dichlorobenzene	ND	1.1	5.0	"							
1,4-Dichlorobenzene	ND	1.8	5.0	"							
Dichlorodifluoromethane	ND	1.2	5.0	"							
1,1-Dichloroethane	ND	1.1	5.0	"							
1,2-Dichloroethane	ND	1.4	5.0	"							
1,1-Dichloroethene	ND	0.74	5.0	"							
cis-1,2-Dichloroethene	ND	1.2	5.0	"							

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:28

**Volatile Organic Compounds by EPA Method 8260B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 8031202 - EPA 5030 GCMS**

**Blank (8031202-BLK1)**

Prepared & Analyzed: 03/12/08

trans-1,2-Dichloroethene	ND	1.4	5.0	ug/kg							
1,2-Dichloropropane	ND	0.90	5.0	"							
1,3-Dichloropropane	ND	1.5	5.0	"							
2,2-Dichloropropane	ND	1.0	5.0	"							
1,1-Dichloropropene	ND	1.1	5.0	"							
cis-1,3-Dichloropropene	ND	1.2	5.0	"							
trans-1,3-Dichloropropene	ND	1.0	5.0	"							
Hexachlorobutadiene	ND	0.69	5.0	"							
Isopropylbenzene	ND	1.5	5.0	"							
p-Isopropyltoluene	ND	1.2	5.0	"							
Methylene chloride	ND	0.84	5.0	"							
Naphthalene	ND	1.7	5.0	"							
n-Propylbenzene	ND	1.2	5.0	"							
Styrene	ND	0.90	5.0	"							
1,1,2,2-Tetrachloroethane	ND	1.5	5.0	"							
1,1,1,2-Tetrachloroethane	ND	1.3	5.0	"							
Tetrachloroethene	ND	0.53	5.0	"							
1,2,3-Trichlorobenzene	ND	1.0	5.0	"							
1,2,4-Trichlorobenzene	ND	1.2	5.0	"							
1,1,2-Trichloroethane	ND	1.2	5.0	"							
1,1,1-Trichloroethane	ND	0.77	5.0	"							
Trichloroethene	ND	1.9	5.0	"							
Trichlorofluoromethane	ND	0.28	5.0	"							
1,2,3-Trichloropropane	ND	0.85	5.0	"							
1,3,5-Trimethylbenzene	ND	1.4	5.0	"							
1,2,4-Trimethylbenzene	ND	1.2	5.0	"							
Vinyl chloride	ND	1.5	5.0	"							
Benzene	ND	1.1	5.0	"							
Toluene	ND	1.4	5.0	"							
Ethylbenzene	ND	1.1	5.0	"							

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 03/19/08 13:28

**Volatile Organic Compounds by EPA Method 8260B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 8031202 - EPA 5030 GCMS**

**Blank (8031202-BLK1)**

Prepared & Analyzed: 03/12/08

m,p-Xylene	ND	3.2	5.0	ug/kg							
o-Xylene	ND	1.6	5.0	"							
Tert-amyl methyl ether	ND	1.4	20	"							
Tert-butyl alcohol	ND	9.9	50	"							
Di-isopropyl ether	ND	0.74	20	"							
Ethyl tert-butyl ether	ND	0.72	20	"							
Methyl tert-butyl ether	ND	0.95	20	"							
Ethanol	ND	100	500	"							

**LCS (8031202-BS1)**

Prepared: 03/12/08 Analyzed: 03/13/08

<i>Surrogate: 4-Bromofluorobenzene</i>	42.6			ug/kg	40.0		107	81-118			
<i>Surrogate: Dibromofluoromethane</i>	34.3			"	40.0		85.8	73-127			
<i>Surrogate: Toluene-d8</i>	39.6			"	40.0		99.1	85-115			
Chlorobenzene	113	1.1	5.0	"	100		113	75-125			
1,1-Dichloroethene	95.4	0.74	5.0	"	100		95.4	75-125			
Trichloroethene	101	1.9	5.0	"	100		101	75-125			
Benzene	96.0	1.1	5.0	"	100		96.0	75-125			
Toluene	96.4	1.4	5.0	"	100		96.4	75-125			

**LCS Dup (8031202-BSD1)**

Prepared: 03/12/08 Analyzed: 03/13/08

<i>Surrogate: 4-Bromofluorobenzene</i>	43.0			ug/kg	40.0		107	81-118			
<i>Surrogate: Dibromofluoromethane</i>	33.5			"	40.0		83.8	73-127			
<i>Surrogate: Toluene-d8</i>	39.9			"	40.0		99.8	85-115			
Chlorobenzene	113	1.1	5.0	"	100		113	75-125	0.443	20	
1,1-Dichloroethene	99.2	0.74	5.0	"	100		99.2	75-125	3.80	20	
Trichloroethene	102	1.9	5.0	"	100		102	75-125	1.18	20	
Benzene	94.8	1.1	5.0	"	100		94.8	75-125	1.31	20	
Toluene	97.0	1.4	5.0	"	100		97.0	75-125	0.621	20	

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
03/19/08 13:28

### Notes and Definitions

- S-HI High surrogate recovery was confirmed as a matrix effect by a second analysis.
- S-GC Surrogate recovery outside of established control limits. The data was accepted based on valid recovery of the remaining surrogate(s).
- S-11 The surrogate recovery was above acceptance criteria in the sample. The sample is ND for the analytes of interest. The surrogate recovery was within acceptance criteria in the method blank and LCS.
- J Detected but below the Standard Reporting Limit; therefore □ result is an estimated concentration (CLP J-Flag).
- DET Analyte DETECTED
- ND Analyte NOT DETECTED at or above the reporting limit
- NR Not Reported
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference

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SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Page 26 of 26



# California Regional Water Quality Control Board

## Los Angeles Region



nda S. Adams  
al/EPA Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013  
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: <http://www.waterboards.ca.gov/losangeles>

Arnold Schwarzenegger  
Governor

April 17, 2008

Mr. Allen Gimenez  
Winall Oil Company  
1338 E. 29<sup>th</sup> Street  
Signal Hill, CA 92649

**UNDERGROUND STORAGE TANK PROGRAM – CASE CLOSURE  
WINALL STATION #18  
10646 VENICE BOULEVARD, CULVER CITY (I.D.#902320043)(USTCF #10285)**

This letter confirms the completion of a site investigation and corrective action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground tank(s) site is in compliance with the requirements of subdivision (a) and (b) of section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of section 25296.10 of the Health and Safety Code.

Because the subject site is currently an active gasoline service station, we recommend that you properly maintain all or some existing monitoring wells onsite, so that they would be available should further monitoring be deemed necessary. However, if you choose to abandon these wells, you must comply with the followings:

1. All wells must be located and properly abandoned.
2. Well abandonment permits must be obtained from the Los Angeles County Department of Public Health, Environmental Health Division, and all other necessary permits must be obtained from the appropriate agencies prior to the start of work.
3. You must submit a report on the abandonment of the wells to this office by **July 1, 2008**. This report must include, at a minimum, a site map, a description of the well abandonment process, and copies of all signed permits.

*California Environmental Protection Agency*



*Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.*

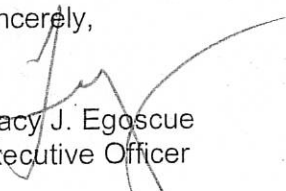
Mr. Allen Giminez  
Winall Oil Company

-2-

April 17, 2008

**Please contact Mr. Jay C. Huang at (213) 576-6711 if you have any questions regarding this matter.**

Sincerely,

  
Tracy J. Egoscue  
Executive Officer

cc: Yvonne Shanks, State Water Resources Control Board, Underground Storage Tank  
Cleanup Fund  
Tim Smith, Los Angeles County Department of Public Works, Environmental Program  
Division  
Kurt Souza, State Department of Health Services  
Hari Patel, State Water Resources Control Board, UST Cleanup Fund  
Craig Perkins, Environmental & Public Works, City of Santa Monica  
Rob Saperstein, Hatch and Parent  
Toby Moore, Golden State Water Company  
James Farrow, WorleyParsons Komex  
Joe Lentini, Shell Oil Products US  
Mike Bauer, Chevron Products Company  
Darrell Fah, BP/ARCO  
Todd Normane, Atlantic Richfield Corporation  
Matthew T. Heartney, Arnold & Porter  
John Batchelder, EnviroSolve  
Michael Mailloux, Unocal Corporation  
Chris Panaitescu, Thrifty Oil Co.  
Mark Gilmartin, Counsel for Thrifty Oil Co.  
Jack Fraim, Cedar Creek Consulting  
Mark Aebi, ConocoPhillips  
Terry Vandell, ConocoPhillips  
Kenneth Ehrlich, Jeffer Mangels  
Phillip Tangalakis, Tangalakis & Tangalakis  
Mark Novak, Novak & Bases, LLP  
Carol Haynes, Economy Environmental, Inc

*California Environmental Protection Agency*



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*Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.*

**SITE CLOSURE REPORT**

**TO**

**Dr. Yue Rong**

**MTBE POLLUTION INVESTIGATION OF THE CHARNOCK SUB-BASIN**  
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD-LOS ANGELES REGION  
**320 W. 4<sup>th</sup> Street, Suite 200, Los Angeles, California 90013**

**FOR**

**CHARNOCK MTBE INVESTIGATION SITE NO: 12**  
**WINALL OIL CO. STATION NO: 18 - CULVER CITY**  
10646 VENICE BOULEVARD, CULVER CITY, CALIFORNIA 90232  
**File No: 96-042 and 90230043 Claim No: P 361 216 543**

**BY**

**Carole Haynes, Consultant**

**ECONOMY ENVIRONMENTAL, INC.**

16835 ALGONQUIN STREET, #464, HUNTINGTON BEACH, CALIFORNIA 92649

**(714) 842-3911**

**March 6, 2009**



# SITE CLOSURE REPORT

March 6, 2009

## 1.0 Site Information

- 1.1 Site Identification Numbers: CITY OF SANTA MONICA CHARNOCK WELL FIELD  
MTBE POLLUTION INVESTIGATION SITE NO. 12  
FILE No. 96-042 and 90230043 CLAIM No. P 361 216 543
- 1.2 Site Address: Winall Oil Co. Site No. 18 - 10646 Venice Blvd, Culver City, CA
- 1.3 Responsible Party:  
Mr. Allen Gimenez, President (562) 988-8847  
WINALL OIL CO.  
1338 E. 29th Street, Signal Hill, CA 90755-1842
- 1.4 Technical Representative:  
Carole Haynes, "A" General Engineering Contractor, R.E.A.I  
ECONOMY ENVIRONMENTAL, INC. (714) 842-3911  
16835 Algonquin Street, # 464 (714) 840-5532/FAX  
Huntington Beach, CA 92649 Email: carolehaynes@socal.rr.com
- 1.5 Site Plan: See Figure 1
- 1.6 Groundwater Monitoring Well Construction Details: See Table 1

**Table 1**

### Groundwater Monitoring Wells And All Related Piping Abandoned January 12, 13, 14, 15, and 16, 2009

Well ID	Date Construction Completed	Total Depth of Well (ft bgs) and bottom elevation (ft. MSL)	Screened Interval (ft bgs) and elevation (ft. MSL)	Well Casing Nominal Diameter (inches)	Filter Pack Interval (ft bgs) and elevation (ft.MSL)
GW1 (closed)	3/6/98	65 16.68	50 to 65 31.68 to 16.68	4	47.5 to 65 34.18 to 16.68
GW1A	11/30/00	65 17.44	49.5 to 64.5 32.94 to 17.44	4	47.5 to 65 34.94 to 17.44
GW2*	3/6/98	70 11.15	50 to 70 31.15 to 11.15	4	47.5 to 70 33.65 to 11.15
GW3	3/6/98	67.5 13.98	52.5 to 67.5 28.98 to 13.98	4	51 to 68 30.48 to 13.98
GW4*	12/11/98	70 11.33	45 to 70 36.33 to 11.33	4	43.5 to 70 37.83 to 11.33
GW5	8/22/01	66 15.34	45 to 65 36.34 to 16.34	4	43.5 to 66 37.84 to 15.34
GW6	8/29/01	63 18.47	46 to 61 35.47 to 20.47	4	43 to 61.5 38.47 to 19.97

ft bgs = feet below ground surface, \*=Dual monitoring & soil vapor extraction (SVE) well, MSL=feet from mean sea level

Site Closure Report  
WINALL NO. 18 - CULVER CITY  
Case No. 90230043  
March 6, 2009

**Table 2**  
**Soil Vapor Extraction, (SVE) Wells And All Related Piping Abandoned**  
**January 12, 13, 14, 15, and 16, 2009**

SVE Well No. V1A2-35	Screen=32' to 35'
SVE Well No. V4C2-34	Screen=32' to 34'
SVE Well No. V5C2-34	Screen=32' to 34'
SVE Well No. V6C-34	Screen=32' to 34'
SVE Well No. V9B-36	Screen=33' to 36'
SVE Well No. V10D-64	Screen=44' to 64'
SVE Well No. V9C-42	Screen=8' to 42'
SVE Well No. V10B-36	Screen=31' to 36'
SVE Well No. V10C-42	Screen=38' to 42'

Refer to Figure 1 – Site Plan for Groundwater Monitoring, and Soil Vapor Extraction, (SVE) Wells, and Related Piping Locations.

## **2.0 Geologist's Report**

The site Registered Geologist/Certified Hydrogeologist's Report of Well and Pipeline Abandonment Activities are included as Attachment A.

## **3.0 Permit**

A Well Abandonment Permit was obtained, and a copy of the permit is included as Attachment B.

## **4.0 Disposal**

All soil cuttings, decon water, and cement rubble generated from well removal activities was properly removed from the site and disposed of. Manifests of proper disposal, and drum soil sample test results (required for disposal), are included in Attachment C.

## **5.0 Closing Notes**

This portion of the report is intended to be a guide to attachments. The Geologist's Report (Attachment A), describes the well abandonment activities, and contains the Geologist's wet ink signature.

If you have any questions or if you need additional information, please call Economy Environmental, Inc., Environmental Consultant, Carole Haynes at (714) 842-3911.

Site Closure Report  
WINALL NO. 18 - CULVER CITY  
Case No. 90230043  
March 6, 2009

**ECONOMY ENVIRONMENTAL, INC.**



**Carole Haynes**  
Project Technical Consultant  
"A" Licensed General Engineering Contractor  
R.E.A.I #05423



Figure 1 Site Plan With Groundwater Monitoring, and SVE Wells, And Related Piping Locations.

Tables:

Table 1 Groundwater Monitoring Wells Abandoned  
Table 2 SVE Wells Abandoned

Attachments:

Attachment 1 Site Plan  
Attachment 2 Geologist's Report  
Attachment 3 Copy of Well Abandonment Permit  
Attachment 4 Manifest of Abandonment Materials Disposal

cc: Mr. Allen Gimenez, Vice President, Winall Oil Co. (1 paper, 1 electronic)  
Mr. Kenneth A. Ehrlich, Attorney for Winall Oil Co. (1 electronic)  
Dr. Yue Rong California Regional Water Quality Control Board (1 electronic)  
Mr. Jay Huang California Regional Water Quality Control Board (1 electronic)  
James Farrow, Komex H2O Science (1 electronic)

Attachment 1

Site Plan



Attachment 2  
Geologist's Report





January 23, 2009

Ms. Carole Haynes  
Economy Environmental, Inc.  
16835 Algonquin Street, Suite 464  
Huntington Beach, CA 92649

**RE: Summary of Well and Pipeline Abandonment Activities  
Winall No. 18, 10646 Venice Blvd., Culver City, California**

Dear Ms. Haynes:

On behalf of Economy Environmental, Inc. (Economy), CGC Environmental Inc. (CGC) supervised the abandonment of monitoring wells and soil vapor extraction pipelines at the Winall Oil Company site No. 18 located at 10646 Venice Boulevard in Culver City, California. Field activities were completed in December 2008 and January 2009 in accordance with the "Well Destruction Work Plan, Winall Station Number 18, 10646 Venice Boulevard, Culver City, CA" prepared by Economy and dated September 15, 2008. On-site well and pipeline abandonment activities were conducted in December 2008 (Phase I) and offsite activities were completed in January 2009 (Phase II). Field activities were supervised by a California Professional Geologist/Certified Hydrogeologist (undersigned). Appropriate permits were obtained for well abandonment by Economy from the City and/or County of Los Angeles prior to initiating field activities.

Well and pipeline abandonment activities were conducted by Water Development Corporation of Montclair, California. Well abandonment was performed using either a CME-55 hollow-stem auger drill rig or a limited-access hollow-stem auger drill rig. Well abandonment was conducted according to County of Los Angeles, Department of Public Health requirements for Well Construction/Decommissioning. In most cases, monitoring wells were over drilled to remove PVC casing and boreholes were then filled using cement-bentonite grout (placed inside the augers to prevent sloughing) to within approximately four feet of ground surface. The volume of grout used at each well location was monitored to ensure that a sufficient volume had been added to fill the borehole. At several monitoring well locations (GW3, GW5 and VE-1A/1B), proximity of underground utilities or overhead obstructions necessitated that the wells be abandoned in place by pressure grouting. At these wells, grout was introduced under pressure at the wellhead and pressure was maintained to assure that grout fully filled the well casing and entered the surrounding formation. Grout volume was also monitored to ensure that a sufficient volume had been injected. After grouting, the open boreholes were observed for settling and were topped off with grout if needed; the upper portion of each borehole was then filled with cement and the well vaults were cemented in place at ground surface.

Abandonment of subsurface soil vapor pipelines, which extend horizontally across the site at shallow depths, was accomplished by injecting cement-bentonite grout under pressure at the pipeline outlets. The pipeline inlets (located at the vapor well vaults) were observed to

**CGC Environmental, Inc.**  
16596 Tiburon Place  
Huntington Beach, CA 92649  
T. 562.592.0165 F. 562.592.0950

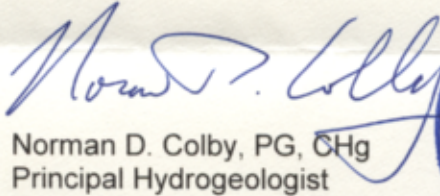


ensure that grout exited the pipeline and fully filled the piping and the interior of the vapor well vaults. Grout volume was monitored to ensure that a sufficient volume had been added. Vapor well traffic vaults were cemented in place at ground surface.

Following completion of well and pipeline abandonment activities, driveway and sidewalk areas were resurfaced to original condition.

If you have any questions or need additional information, please contact me at (562) 592-0134.

Sincerely,



Norman D. Colby, PG, CHg  
Principal Hydrogeologist





Attachment 3

Copy of Well Abandonment Permit

<input type="checkbox"/> NEW WELL CONSTRUCTION	<input type="checkbox"/> RECONSTRUCTION OR RENOVATION	<input checked="" type="checkbox"/> DECOMMISSIONING	<input type="checkbox"/> OTHER: _____
<input checked="" type="checkbox"/> MONITORING	<input type="checkbox"/> CATHODIC	<input type="checkbox"/> INJECTION	<input type="checkbox"/> EXTRACTION
<input type="checkbox"/> HYDROPUNCH	<input type="checkbox"/> C.P.T. (For Ground Water Sampling)	<input type="checkbox"/> OTHER: _____	<input type="checkbox"/> HEAT EXCHANGE

**WELL LOCATION**

Site Address <b>10646 Venice Blvd</b>	City <b>Culver City</b>	Zip Code <b>90232</b>
Nearest Intersection <b>Overland Avenue</b>	Thomas Guide Map Book Page/Grid <b>672 F - 2</b>	Number of Wells in Each Parcel <b>7</b>

**WELL STRUCTURE**

Total Depth of Well	Depth of Well Casing	Sanitary / Annular Sealing Material
	<b>See attached boring logs</b>	
Depth of Sanitary / Annular Seal	Conductor Casing Seal	

**OWNER INFORMATION**

Owner's Name <b>Winall Oil Company</b>	Telephone Number <b>1-562-988-8847</b>
Address <b>1339 East 29<sup>th</sup> Street</b>	City <b>Signal Hill, CA</b>
	Zip Code <b>90006</b>

**DRILLER INFORMATION**

Driller's Name <b>WDC Exploration &amp; Wells</b>	Telephone Number <b>1-800-974-2769</b>	C-57 License Number <b>283326</b>
Address <b>5566 Arow Highway</b>	City <b>Montclair, CA</b>	Zip Code <b>92649</b>

**WELL DECOMMISSIONING INFORMATION**

Well Depth <input type="checkbox"/> log/records	Method of Well Assessment <b>See attached boring / well logs</b>	Geologist observation at time of installation	Depth and Number of Perforations	N/a
Type and Amount of Sealant <b>Cement Grout</b>	Type of Perforator <b>N/a</b>	Size of Perforations <b>N/a</b>	Method of Upper Seal Pressure Application <b>Tremie Pipe</b>	

**CONSULTANT INFORMATION**

Company <b>Economy Environmental, Inc</b>			
Address <b>16835 Algonquin St. # 424</b>	City <b>Huntington Beach</b>	State <b>CA</b>	Zip Code <b>92649</b>
Project Manager <b>S. Hodge</b>	Telephone Number <b>1-714-840-9602</b>	Fax Number <b>1-714-840-5532</b>	

**ATTENTION: WORK PLAN MODIFICATIONS MAY BE REQUIRED IF WELL AND GEOLOGIC CONDITIONS ENCOUNTERED AT THE SITE INSPECTION ARE FOUND TO DIFFER FROM THE SCOPE OF WORK PRESENTED TO THIS DEPARTMENT.**

I hereby agree to comply in every respect with all the regulations of the County Environmental Health Division and with all ordinances and laws of the County of Los Angeles and the State of California pertaining to well construction, reconstruction, and decommissioning data deemed necessary by the County Environmental Health Division Of Los Angeles County.

Signature of Applicant: *R. Stanley Hodge, Jr.* Printed Name: R. Stanley Hodge, Jr.

**THIS PERMIT IS NOT COMPLETE UNTIL ALL OF THE FOLLOWING REQUIREMENTS ARE SIGNED OFF BY THE DEPUTY HEALTH OFFICER. WELL CONSTRUCTION OR DECOMMISSIONING CANNOT BE INITIATED WITHOUT A WORK PLAN APPROVAL FROM THIS DEPARTMENT.**

\*\*\*\*\* (DEPARTMENT USE ONLY) \*\*\*\*\*

<b>WORK PLAN APPROVAL</b> This Approval is Valid for 180 Days	REHS <b>MICHELLE TSIEBOS</b>	DATE <b>9/23/08</b>
Conditions: <i>On 9/19/08 \$1,407.00 was paid for permit # 6035 to decommission 7 monitoring wells by overdrilling to total depth. Observe the work plan. Please notify me at least 48 hours prior start of fieldwork to schedule on-site inspection. (310) 419-8446 MTSIEBOS@PH.LACOUNTY.GOV</i>		
<b>FINAL INSPECTION</b> The placement of the annular seal must be witnessed by a Deputy Health Officer for the permit to be valid. Contact this Department to arrange for an appointment	REHS <i>Boisby</i>	DATE <b>3/04/09</b>



**NOTICE**

This well permit approval is limited to compliance with the California Well Standards and the Los Angeles County Code and does not grant any rights to construct, reconstruct, or decommission any well. The applicant is responsible for securing all other necessary permits.

9/23/08

## Attachment 4

### Manifest of Abandonment Materials Disposal



# Manifest

## TPST Soil Recyclers of CA Non-Hazardous Soils

↓ Manifest # ↓

Date of Shipment: 1/27/09 Responsible for Payment: \_\_\_\_\_ Transporter Truck #: 127 Facility #: A07 Given by TPST: 30913 Load #: 1012

Generator's Name and Billing Address: **WINALL OIL COMPANY**  
1338 E. 29TH ST.  
SIGNALL HILL, CA 90755

Generator's Phone #: **562-427-8847**  
Person to Contact: \_\_\_\_\_  
FAX#: \_\_\_\_\_

Generator's US EPA ID No. \_\_\_\_\_  
Customer Account Number with TPST: \_\_\_\_\_

Consultant's Name and Billing Address: \_\_\_\_\_  
Consultant's Phone #: \_\_\_\_\_  
Person to Contact: \_\_\_\_\_  
FAX#: \_\_\_\_\_

Customer Account Number with TPST: \_\_\_\_\_

Generation Site (Transport from): (name & address)  
**WINALL OIL COMPANY #18**  
10646 VENICE BLVD.  
CULVER CITY, CA 90232

Site Phone #: \_\_\_\_\_  
Person to Contact: \_\_\_\_\_  
FAX#: \_\_\_\_\_

BTEX Levels \_\_\_\_\_  
TPH Levels \_\_\_\_\_  
AVG. Levels \_\_\_\_\_

Designated Facility (Transport to): (name & address)  
**TPST SOIL RECYCLERS OF CALIFORNIA**  
12328 HIBISCUS AVENUE  
ADELANTO, CA 92301

Facility Phone #: **(800) 862-8001**  
Person to Contact: **DELLENA JEFFREY**  
FAX#: **(760) 248-8004**

Facility Permit Numbers \_\_\_\_\_

Transporter Name and Mailing Address: **BELSHIRE**  
25971 TOWNE CENTRE DRIVE  
FOOTHILL RANCH, CA 92610  
BESI: 163910

Transporter's Phone #: **(949) 480-5200**  
Person to Contact: **LARRY MOOTHART**  
FAX#: **(949) 480-5210**

Transporter's US EPA ID No.: **CAR000183913**  
Transporter's DOT No.: **450647**  
Customer Account Number with TPST: \_\_\_\_\_

Description of Soil	Moisture Content	Contaminated by:	Approx. Qty:	Description of Delivery	Gross Weight	Tare Weight	Net Weight
Sand <input type="checkbox"/> Organic <input type="checkbox"/> Clay <input type="checkbox"/> Other <input type="checkbox"/>	0 - 10% <input type="checkbox"/> 10 - 20% <input type="checkbox"/> 20% - over <input type="checkbox"/>	Gas <input type="checkbox"/> Diesel <input type="checkbox"/> Other <input type="checkbox"/>	<u>1 dm</u>		<u>1680</u>	<u>460</u>	<u>620</u>
Sand <input type="checkbox"/> Organic <input type="checkbox"/> Clay <input type="checkbox"/> Other <input type="checkbox"/>	0 - 10% <input type="checkbox"/> 10 - 20% <input type="checkbox"/> 20% - over <input type="checkbox"/>	Gas <input type="checkbox"/> Diesel <input type="checkbox"/> Other <input type="checkbox"/>					<u>.31</u>

List any exception to items listed above: \_\_\_\_\_ Scale Ticket# 65824

Generator's and/or consultant's certification: I/We certify that the soil referenced herein is taken entirely from those soils described in the Soil Data Sheet completed and certified by me/us for the Generation Site shown above and nothing has been added or done to such soil that would alter it in any way.

Print or Type Name: Generator  Consultant  Signature and date: [Signature] Month Day Year 1/27/09  
**Larry Moothart of BESI on behalf of generator**

Generator and/or Consultant

Transporter's certification: I/We acknowledge receipt of the soil described above and certify that such soil is being delivered in exactly the same condition as when received. I/We further certify that this soil is being directly transported from the Generation Site to the Designated Facility without off-loading, adding to, subtracting from or in any way delaying delivery to such site.

Print or Type Name: \_\_\_\_\_ Signature and date: [Signature] Month Day Year 1/27/09

Transporter

Discrepancies: \_\_\_\_\_

Recycling Facility certifies the receipt of the soil covered by this manifest except as noted above:

Print or Type Name: **D. JEFFREY/J. PROVANSAL** Signature and date: [Signature] 1/27/09

Recycling Facility



# Manifest

## TPST Soil Recyclers of CA

Non-Hazardous Soils

↓ Manifest # ↓

Date of Shipment: <i>01/27/09</i>	Responsible for Payment:	Transporter Truck #: <i>127</i>	Facility #: <i>A07</i>	Given by TPST: <i>30813</i>	Load #: <i>003</i>
--------------------------------------	--------------------------	------------------------------------	---------------------------	--------------------------------	-----------------------

Generator's Name and Billing Address: <b>WNALL OIL COMPANY</b> 1338 E. 29TH ST. SIGNALL HILL, CA 90755	Generator's Phone #: <i>562-427-8847</i>	Generator's US EPA ID No.:
	Person to Contact:	
	FAX#:	Customer Account Number with TPST:

Consultant's Name and Billing Address:	Consultant's Phone #:	
	Person to Contact:	
	FAX#:	Customer Account Number with TPST:

Generation Site (Transport from): <i>(name &amp; address)</i> <b>WNALL OIL COMPANY #18</b> 10646 VENICE BLVD. CULVER CITY, CA 90232	Site Phone #:	BTEX Levels
	Person to Contact:	TPH Levels
	FAX#:	AVG. Levels

Designated Facility (Transport to): <i>(name &amp; address)</i> <b>TPST SOIL RECYCLERS OF CALIFORNIA</b> 12328 HIBISCUS AVENUE ADELANTO, CA 92301	Facility Phone #: <i>(800) 862-8001</i>	Facility Permit Numbers
	Person to Contact: <i>DELLENA JEFFREY</i>	
	FAX#: <i>(760) 246-8004</i>	

Transporter Name and Mailing Address: <b>BELSHIRE</b> 25971 TOWNE CENTRE DRIVE FOOTHILL RANCH, CA 92610  <i>BESI: 163910</i>	Transporter's Phone #: <i>(949) 460-5200</i>	Transporter's US EPA ID No.: <i>CAR000183913</i>
	Person to Contact: <i>LARRY MOOTHART</i>	Transporter's DOT No.: <i>450647</i>
	FAX#: <i>(949) 460-5210</i>	Customer Account Number with TPST:

Description of Soil	Moisture Content	Contaminated by:	Approx. Qty:	Description of Delivery	Gross Weight	Tare Weight	Net Weight
Sand <input type="checkbox"/> Organic <input type="checkbox"/> Clay <input type="checkbox"/> Other <input type="checkbox"/>	0 - 10% <input type="checkbox"/> 10 - 20% <input type="checkbox"/> 20% - over <input type="checkbox"/>	Gas <input type="checkbox"/> Diesel <input type="checkbox"/> Other <input type="checkbox"/>	<i>34clms</i>		<i>316680</i>	<i>15820</i>	<i>20820</i>
Sand <input type="checkbox"/> Organic <input type="checkbox"/> Clay <input type="checkbox"/> Other <input type="checkbox"/>	0 - 10% <input type="checkbox"/> 10 - 20% <input type="checkbox"/> 20% - over <input type="checkbox"/>	Gas <input type="checkbox"/> Diesel <input type="checkbox"/> Other <input type="checkbox"/>					<i>10.43</i>

List any exception to items listed above: \_\_\_\_\_ Scale Ticket# *15505*

Generator's and/or consultant's certification: I/We certify that the soil referenced herein is taken entirely from those soils described in the Soil Data Sheet completed and certified by me/us for the Generation Site shown above and nothing has been added or done to such soil that would alter it in any way.

Print or Type Name: Generator <input type="checkbox"/> Consultant <input type="checkbox"/>	Signature and date:	Month Day Year
<i>Larry Moothart of BESI on behalf of generator</i>	<i>[Signature]</i>	<i>1/27/09</i>

Transporter's certification: I/We acknowledge receipt of the soil described above and certify that such soil is being delivered in exactly the same condition as when received. I/We further certify that this soil is being directly transported from the Generation Site to the Designated Facility without off-loading, adding to, subtracting from or in any way delaying delivery to such site.

Print or Type Name:	Signature and date:	Month Day Year
<i>Larry Moothart</i>	<i>[Signature]</i>	<i>01/27/09</i>

Discrepancies: \_\_\_\_\_

Recycling Facility certifies the receipt of the soil covered by this manifest except as noted above:

Print or Type Name:	Signature and date:
<i>D. JEFFREY/J. PROVANSAL</i>	<i>[Signature] 1/27/09</i>

Generator and/or Consultant

Transporter

Recycling Facility



NO. 677903

# NON-HAZARDOUS WASTE DATA FORM

3

TO BE COMPLETED BY GENERATOR

**GENERATING SITE:** EPA I.D. NO. [REDACTED]

NAME WINALL OIL COMPANY WINALL OIL COMPANY #18

ADDRESS 1338 E. 29TH ST. 10848 VENICE BLVD. PROFILE NO. [REDACTED]

CITY, STATE, ZIP SIGNAL HILL, CA 90755 CULVER CITY, CA 90232 PHONE NO. 562 427 8847

CONTAINERS: No. 5 VOLUME 275 WEIGHT \_\_\_\_\_

TYPE:  TANK TRUCK  DUMP TRUCK  DRUMS  CARTONS  OTHER \_\_\_\_\_

WASTE DESCRIPTION NON-HAZARDOUS WATER GENERATING PROCESS WELL PURGING / DECON WATER

COMPONENTS OF WASTE		PPM	%	COMPONENTS OF WASTE		PPM	%
1. WATER			89-100%	5.			
2. TPH			<1%	6.			
3.				7.			
4.				8.			

PROPERTIES: pH 7-10  SOLID  LIQUID  SLUDGE  SLURRY  OTHER \_\_\_\_\_

HANDLING INSTRUCTIONS: 24-HOUR EMERGENCY PHONE: 949-699-3706

THE GENERATOR CERTIFIES THAT THE WASTE AS DESCRIBED IS 100% NON-HAZARDOUS.

Larry Moothart of BESI on behalf of generator 1/22/09  
TYPED OR PRINTED FULL NAME & SIGNATURE DATE

TRANSPORTER

NAME BELSHIRE NIETO & SONS EPA I.D. NO. [REDACTED]

ADDRESS 25971 TOWNE CENTRE DRIVE 1281 BREA CANYON ROAD SERVICE ORDER NO. \_\_\_\_\_

CITY, STATE, ZIP FOOTHILL RANCH, CA 92610 BREA, CA 92821 PICK UP DATE 1/22/09

PHONE NO. (949) 460-5200 (714) 990-8855

TRUCK/UNIT, I.D. NO. 244360 Miguel Garcia Miguel Garcia 1-26-09  
TYPED OR PRINTED FULL NAME & SIGNATURE DATE

TSD FACILITY

NAME DEMENNO KERDOON EPA I.D. NO. [REDACTED]

ADDRESS 2000 N. ALAMEDA ST. DISPOSAL METHOD  LANDFILL  OTHER \_\_\_\_\_

CITY, STATE, ZIP COMPTON, CA 90222

PHONE NO. 310-537-7100

Albert Herrera 1-26-09  
TYPED OR PRINTED FULL NAME & SIGNATURE DATE

GEN	OLD/NEW	L	A	TONS
TRANS		S	B	
C/Q		RT/CD	HWDF	NONE

DISCREPANCY



NO. 678190

19

# NON-HAZARDOUS WASTE DATA FORM

TO BE COMPLETED BY GENERATOR

**GENERATING SITE:** EPA I.D. NO. [REDACTED]

NAME: WNALL OIL COMPANY WNALL OIL COMPANY #18

ADDRESS: 1338 E. 29TH ST. 10646 VENICE BLVD. PROFILE NO. [REDACTED]

CITY, STATE, ZIP: SIGNAL HILL, CA 90755 CULVER CITY, CA 90232 PHONE NO. 562 427 8947

CONTAINERS: No. 17 VOLUME 935 WEIGHT \_\_\_\_\_

TYPE:  TANK TRUCK  DUMP TRUCK  DRUMS  CARTONS  OTHER \_\_\_\_\_

WASTE DESCRIPTION: NON-HAZARDOUS WATER GENERATING PROCESS: WELL PURGING / DECON WATER

COMPONENTS OF WASTE			COMPONENTS OF WASTE		
	PPM	%		PPM	%
1. <u>WATER</u>		<u>99-100%</u>	5. _____		
2. <u>TPH</u>		<u>&lt;1%</u>	6. _____		
3. _____			7. _____		
4. _____			8. _____		

PROPERTIES: pH 7-10  SOLID  LIQUID  SLUDGE  SLURRY  OTHER \_\_\_\_\_

HANDLING INSTRUCTIONS: 24-HOUR EMERGENCY PHONE: 949-899-3708

THE GENERATOR CERTIFIES THAT THE WASTE AS DESCRIBED IS 100% NON-HAZARDOUS.

Larry Mothart of BESI on behalf of generator [Signature] 1/22/09  
 TYPED OR PRINTED FULL NAME & SIGNATURE DATE

TRANSPORTER

NAME: BELSHIRE NIETO & SONS EPA I.D. NO. [REDACTED]

ADDRESS: 25971 TOWNE CENTRE DRIVE 1281 BREA CANYON ROAD

CITY, STATE, ZIP: FOOTHILL RANCH, CA 92610 BREA, CA 92821 SERVICE ORDER NO. \_\_\_\_\_

PHONE NO. (949) 460-5200 (714) 990-8855 PICK UP DATE: 1/22/09

TRUCK, UNIT, I.D. NO. 244360 [Signature] 1-76-09  
 TYPED OR PRINTED FULL NAME & SIGNATURE DATE

TSD FACILITY

NAME: DEMENNO KERDOON EPA I.D. NO. [REDACTED]

ADDRESS: 2000 N. ALAMEDA ST.

CITY, STATE, ZIP: COMPTON, CA 90222 DISPOSAL METHOD:  LANDFILL  OTHER \_\_\_\_\_

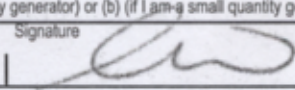
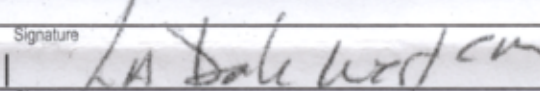
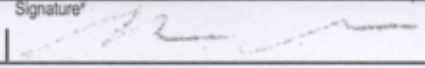
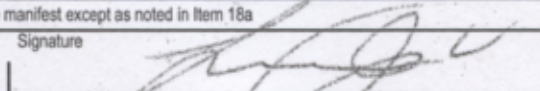
PHONE NO. 310-537-7100

[Signature] [Signature] 01/26/09  
 TYPED OR PRINTED FULL NAME & SIGNATURE DATE

GEN	OLD/NEW	L	A	TONS
TRANS		S	B	
C/O		RT/CD	HWDF	NONE

DISCREPANCY



<b>UNIFORM HAZARDOUS WASTE MANIFEST</b>	1. Generator ID Number <b>CA000284190</b>	2. Page 1 of <b>1</b>	3. Emergency Response Phone <b>949-898-3706</b>	4. Manifest Tracking Number <b>002165355 FLE</b>			
5. Generator's Name and Mailing Address <b>Winn Oil Company 1338 E. 29th St. Signal Hill, CA 90755</b>		Generator's Site Address (if different than mailing address) <b>Winn Oil Company #18 10646 Venice Blvd. Culver City, CA 90232</b>					
Generator's Phone: <b>562-427-9847</b>		U.S. EPA ID Number <b>CA000193913</b>					
6. Transporter 1 Company Name <b>BELSHIRE</b>		U.S. EPA ID Number <b>CA7030016116</b>					
7. Transporter 2 Company Name <b>Nieto &amp; Sons Trucking</b>		U.S. EPA ID Number <b>CA7030016116</b>					
8. Designated Facility Name and Site Address <b>DeMenna Kerdan 2000 N. Alameda St. Compton, CA 90222</b>		U.S. EPA ID Number <b>CA080013362</b>					
Facility's Phone: <b>310-637-7100</b>		U.S. EPA ID Number <b>CA080013362</b>					
GENERATOR	9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number and Packing Group (if any))	10. Containers No. Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes	
	X	1. <b>Corrosive Liquid, Basic, Inorganic, n.o.s., 3, UN3266, PG II (Portland Cement)</b>	1 DM	27	G	122	
		2.					
		3.					
		4.					
14. Special Handling Instructions and Additional Information <b>ERG#: 154</b>		<b>WEAR ALL APPROPRIATE PERSONAL PROTECTIVE EQUIPEMENT!</b>		<b>BESI: 163910</b> <b>163910</b>			
15. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent. I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.							
Generator's/Offoror's Printed/Typed Name <b>Larry Moothart of BESI on behalf of generator</b>		Signature 		Month Day Year <b>1 23 09</b>			
TRANSPORTER INTL	16. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S.		Port of entry/exit: Date leaving U.S.:				
	17. Transporter Acknowledgment of Receipt of Materials						
	Transporter 1 Printed/Typed Name <b>LA Dale Wort</b>		Signature 		Month Day Year <b>1 23 09</b>		
Transporter 2 Printed/Typed Name <b>JUANET GARCIA</b>		Signature 		Month Day Year <b>02 07 09</b>			
DESIGNATED FACILITY	18. Discrepancy						
	18a. Discrepancy Indication Space <input type="checkbox"/> Quantity <input type="checkbox"/> Type <input type="checkbox"/> Residue <input type="checkbox"/> Partial Rejection <input type="checkbox"/> Full Rejection						
	18b. Alternate Facility (or Generator)			U.S. EPA ID Number			
	Facility's Phone:						
	18c. Signature of Alternate Facility (or Generator) Month Day Year						
19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)							
1.		2.		3.		4.	
20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a							
Printed/Typed Name <b>Wuceno Volunary</b>		Signature 		Month Day Year <b>12 29</b>			





25712 Commercentre Drive  
Lake Forest, California 92630  
949.297.5020 Phone  
949.297.5027 Fax

20 January 2009

Carole Haynes  
Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach, CA 92649  
RE: WOC-18

Enclosed are the results of analyses for samples received by the laboratory on 01/19/09 09:30. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Albert Vargas  
Senior Project Coordinator



25712 Commercentre Drive  
Lake Forest, California 92630  
949.297.5020 Phone  
949.297.5027 Fax

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
01/20/09 18:06

**ANALYTICAL REPORT FOR SAMPLES**

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
Drum Soil SAMPLE	T900043-01	Soil	01/16/09 12:30	01/19/09 09:30

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SunStar Laboratories, Inc.

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*

---

Albert Vargas, Senior Project Coordinator





25712 Commercentre Drive  
 Lake Forest, California 92630  
 949.297.5020 Phone  
 949.297.5027 Fax

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 01/20/09 18:06

**Drum Soil SAMPLE  
 T900043-01 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

**SunStar Laboratories, Inc.**

**Purgeable Petroleum Hydrocarbons by EPA 8015C**

C6-C12 (GRO)	ND	500	ug/kg	1	9011905	01/19/09	01/19/09	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		120 %	72.6-146		"	"	"	"	

**Volatile Organic Compounds by EPA Method 8260B**

Benzene	ND	5.0	ug/kg	1	9011902	01/19/09	01/20/09	EPA 8260B	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	20	"	"	"	"	"	"	
Tert-butyl alcohol	ND	50	"	"	"	"	"	"	
Di-isopropyl ether	ND	20	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	20	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	20	"	"	"	"	"	"	
Ethanol	ND	500	"	"	"	"	"	"	
Surrogate: Toluene-d8		118 %	85.5-116		"	"	"	"	S-GC
Surrogate: 4-Bromofluorobenzene		112 %	75.1-121		"	"	"	"	
Surrogate: Dibromofluoromethane		145 %	90-135		"	"	"	"	S-GC

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator



25712 Commercentre Drive  
 Lake Forest, California 92630  
 949.297.5020 Phone  
 949.297.5027 Fax

Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

**Reported:**  
 01/20/09 18:06

**Purgeable Petroleum Hydrocarbons by EPA 8015C - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 9011905 - EPA 5030 GC**

**Blank (9011905-BLK1)**

Prepared & Analyzed: 01/19/09

C6-C12 (GRO)	ND	500	ug/kg							
<i>Surrogate: 4-Bromofluorobenzene</i>	589		"	500		118	72.6-146			

**LCS (9011905-BS1)**

Prepared & Analyzed: 01/19/09

C6-C12 (GRO)	11900	500	ug/kg	13800		86.6	75-125			
<i>Surrogate: 4-Bromofluorobenzene</i>	522		"	500		104	72.6-146			

**Matrix Spike (9011905-MS1)**

**Source: T900043-01**

Prepared: 01/19/09 Analyzed: 01/20/09

C6-C12 (GRO)	12100	500	ug/kg	13800	303	85.5	65-135			
<i>Surrogate: 4-Bromofluorobenzene</i>	542		"	500		108	72.6-146			

**Matrix Spike Dup (9011905-MSD1)**

**Source: T900043-01**

Prepared: 01/19/09 Analyzed: 01/20/09

C6-C12 (GRO)	12600	500	ug/kg	13800	303	89.6	65-135	4.52	20	
<i>Surrogate: 4-Bromofluorobenzene</i>	563		"	500		113	72.6-146			

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Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

Reported:  
 01/20/09 18:06

**Volatile Organic Compounds by EPA Method 8260B - Quality Control**

**SunStar Laboratories, Inc.**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----------------	-------	-------------	---------------	------	-------------	-----	-----------	-------

**Batch 9011902 - EPA 5030 GCMS**

**Blank (9011902-BLK1)**

Prepared: 01/19/09 Analyzed: 01/20/09

Chlorobenzene	ND	5.0	ug/kg							
1,1-Dichloroethene	ND	5.0	"							
Trichloroethene	ND	5.0	"							
Benzene	ND	5.0	"							
Toluene	ND	5.0	"							
Ethylbenzene	ND	5.0	"							
m,p-Xylene	ND	5.0	"							
o-Xylene	ND	5.0	"							
Tert-amyl methyl ether	ND	20	"							
Tert-butyl alcohol	ND	50	"							
Di-isopropyl ether	ND	20	"							
Ethyl tert-butyl ether	ND	20	"							
Methyl tert-butyl ether	ND	20	"							
Ethanol	ND	500	"							
<i>Surrogate: Toluene-d8</i>	79.3		"	80.0		99.1	85.5-116			
<i>Surrogate: 4-Bromofluorobenzene</i>	71.2		"	80.0		89.1	75.1-121			
<i>Surrogate: Dibromofluoromethane</i>	108		"	80.0		134	90-135			

**LCS (9011902-BS1)**

Prepared: 01/19/09 Analyzed: 01/20/09

Chlorobenzene	98.3	5.0	ug/kg	100		98.3	75-125			
1,1-Dichloroethene	125	5.0	"	100		125	75-125			
Trichloroethene	117	5.0	"	100		117	75-125			
Benzene	109	5.0	"	100		109	75-125			
Toluene	109	5.0	"	100		109	75-125			
<i>Surrogate: Toluene-d8</i>	81.8		"	80.0		102	85.5-116			
<i>Surrogate: 4-Bromofluorobenzene</i>	89.6		"	80.0		112	75.1-121			
<i>Surrogate: Dibromofluoromethane</i>	102		"	80.0		127	90-135			

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Albert Vargas, Senior Project Coordinator





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Economy Environmental, Inc.  
 16033 Bolsa Chica St. #104-324  
 Huntington Beach CA, 92649

Project: WOC-18  
 Project Number: [none]  
 Project Manager: Carole Haynes

Reported:  
 01/20/09 18:06

**Volatile Organic Compounds by EPA Method 8260B - Quality Control**

**SunStar Laboratories, Inc.**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----------------	-------	-------------	---------------	------	-------------	-----	-----------	-------

**Batch 9011902 - EPA 5030 GCMS**

**Matrix Spike (9011902-MS1)**

Source: T900042-02

Prepared: 01/19/09

Analyzed: 01/20/09

Chlorobenzene	93.5	5.0	ug/kg	100	ND	93.5	75-125			
1,1-Dichloroethene	113	5.0	"	100	ND	113	75-125			
Trichloroethene	111	5.0	"	100	ND	111	75-125			
Benzene	103	5.0	"	100	ND	103	75-125			
Toluene	103	5.0	"	100	ND	103	75-125			
Surrogate: Toluene-d8	81.2		"	80.0		102	85.5-116			
Surrogate: 4-Bromofluorobenzene	91.2		"	80.0		114	75.1-121			
Surrogate: Dibromofluoromethane	108		"	80.0		135	90-135			

**Matrix Spike Dup (9011902-MSD1)**

Source: T900042-02

Prepared: 01/19/09

Analyzed: 01/20/09

Chlorobenzene	91.2	5.0	ug/kg	100	ND	91.2	75-125	2.55	20	
1,1-Dichloroethene	118	5.0	"	100	ND	118	75-125	4.50	20	
Trichloroethene	115	5.0	"	100	ND	115	75-125	3.35	20	
Benzene	102	5.0	"	100	ND	102	75-125	0.925	20	
Toluene	102	5.0	"	100	ND	102	75-125	0.389	20	
Surrogate: Toluene-d8	82.6		"	80.0		103	85.5-116			
Surrogate: 4-Bromofluorobenzene	88.2		"	80.0		110	75.1-121			
Surrogate: Dibromofluoromethane	99.8		"	80.0		125	90-135			

SunStar Laboratories, Inc.

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Albert Vargas, Senior Project Coordinator

Economy Environmental, Inc.  
16033 Bolsa Chica St. #104-324  
Huntington Beach CA, 92649

Project: WOC-18  
Project Number: [none]  
Project Manager: Carole Haynes

**Reported:**  
01/20/09 18:06

### Notes and Definitions

S-GC Surrogate recovery outside of established control limits. The data was accepted based on valid recovery of the remaining surrogate(s).

DET Analyte DETECTED

ND Analyte NOT DETECTED at or above the reporting limit

NR Not Reported

dry Sample results reported on a dry weight basis

RPD Relative Percent Difference

---

SunStar Laboratories, Inc.



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Albert Vargas, Senior Project Coordinator

**UNDERGROUND STORAGE TANK  
LOW RISK CASE REVIEW FORM**

Case reviewer: Jay Huang	Unit Chief: Weixing Tong <i>WXT</i>	Section Chief: Yue Rong <i>YR</i>	AEO: David Bacharowski <i>DAB</i>	EO: Tracy J. Egoscue
Date: 03/28/08 <i>JH</i>	Date: 3/28/08	Date: 4-3-08	Date: 4-3-08	Date: 4/4/08

LUSTIS File No.:902320043		Investigation and Cleanup Priority: A-1	
Site Name/Address: <b>Winall #18</b> 10646 Venice Boulevard Culver City, CA 90232	Responsible parties: <b>Mr. Allen Gimenez</b>	Address: Winall Oil Company 1338 E. 29 <sup>th</sup> Street Signal Hill, CA 92649	Phone no.: 562-6501400

**I. CASE INFORMATION** (N/A = Not Applicable)

Tank No.	Size in Gallons	Contents	Closed in-place/Removed/Active?	Date
1-5	12,000	Gasoline	Removed	1997
6-10	10,000	Gasoline	Active	1997

**II. SITE CHARACTERIZATION INFORMATION** (GW=groundwater, --- =Not Reported)

GW Basin: Santa Monica Basin	Beneficial uses: Mun, Ind, Proc, Agr	Depth to drinking water aquifer: 100 feet below ground surface(bgs)	
Distance to nearest municipal supply well: 4,381 feet NW		Vertical Distance between perched GW contamination and aquifer: 60 ft bgs	
GW highest depth: 59' bgs.	GW lowest depth: 47' bgs.	Well screen interval: 50'-70' bgs	Flow direction: southwest
Soil types: Clay, Silty Sand		Maximum soil depth sampled: 55 feet bgs.	

**III. SITE INSPECTION**

Pre-closure site inspection: <i>4/17/07</i>	Is there sensitive receptor next to the site (school, church, hospital, kindergarten etc.)? No Charnock Wellfield is located 1 mile to the northwest
--	---

**IV. MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS -- Initial and Latest** (ND=Non-detect; NRQ=Not required)

Contaminant	Soil (mg/kg)		PRGs*		Soil Screening Levels (mg/kg)** Depth to gw (ft) =60 Type of soil =Silt	Water (µg/L)		MCLs/AL (µg/L)
	Initial (08/97)	Latest (03/08)	Residential (mg/kg)	Industrial (mg/kg)		Initial (NA)	Latest (09/05)	
TPH (Gas)	17,100	560	NE***	NE	500	16	<100	NE
TPH (Diesel)	NA	<10	NE	NE	1,000	NA	NA	NE
Benzene	47.4	0.92	0.64	1.4	0.048	<0.5	<0.5	1
Toluene	209	17	520	520	2.8	2	<0.5	150
Ethylbenzene	153	8.7	400	400	10.7	0.7	<0.5	700
Xylenes	1,042	72	270	420	28.4	3.4	<0.5	1,750
Methyl tertiary butyl ether (MTBE)	21.3	1.8	32	70	0.048	2,000 (9/00)	<2	13 (Primary) 5(Secondary)
Di-isopropyl ether (DIPE)	<0.005	<0.005	NE	NE	NE	<2	<2	NE
Ethyl tertiary butyl ether (ETBE)	<0.005	<0.005	NE	NE	NE	<2	<2	NE
Tertiary amyl methyl ether (TAME)	<0.005	<0.005	NE	NE	NE	<2	<2	NE
Tertiary butyl alcohol (TBA)	<0.25	0.39	NE	NE	NE	<10	<10	12 (AL)

\* PRGs = USEPA Region 9 Preliminary Remedial Goals  
\*\* Please see the attached table 4 -1  
\*\*\* NE = Not Established

Site Name/Address: Winall Station #18 10646 Venice Boulevard, Culver City	Staff Initial: JH
--	-------------------

**V. FREE PRODUCT**

Was free product encountered? No	Has free product been totally removed? NA
When was free product recovery project completed? NA	

**VI. SOIL REMEDIATION**

Method: soil excavation and soil vapor extraction	Duration of remediation: 8/1997, 5/2000-6/2003; 3/2007-12/2007
Waste manifest document: submitted	Volume of soil disposal/mass removal: 1,488 tons of soil, 14385 lbs of TPH and 97 lbs of benzene, 1,870 lbs of MTBE (SVE)

**VII. GROUNDWATER REMEDIATION**

Method: None	Duration of remediation: NA
	Mass removal: NA

**VIII. RECOMMENDED ACTION**

Soil Closure only: No	Case Closure: Yes	Solvent Case? No
Additional action required (i.e.: additional site assessment, remediation, monitoring): none		

**IX. COMMENTS AND JUSTIFICATION FOR RECOMMENDED ACTION**

**Site History**

The site is a gasoline service station, Winall #18, operated by Winall Oil Company (Winall). It is located at the intersection of Venice Boulevard and Overland Avenue in City of Culver City. It belongs to one of the Charnock Investigation Sites PRP #12.

In 1997, five gasoline underground storage tanks (USTs) were removed and replaced with four new USTs. A total of 1,488 tons of contaminated soil were removed from the site and transferred to a recycling facility in Devore, California. Analytical results from a sample collected from the tank bottom detected TPHg, benzene, and MTBE up to 17,100 mg/kg, 47.4 mg/kg and 21.3 mg/kg, respectively.

In 1998, Winall installed six groundwater monitoring wells (GW-1 through GW-6) at the site. The soil samples from these wells indicated that TPHg, benzene and In July MTBE were detected up to 4,100 mg/kg, 26 mg/kg, and 67 mg/kg, respectively.

Groundwater was encountered at the site from 45 to 59 feet below ground surface (bgs). Groundwater at the site has been monitored since 1998. MTBE and TBA have not been detected since 2003. The latest groundwater monitoring data indicate that TPHg, BTEX, MTBE, TBA, other oxygenates, and chlorinated VOCs were non-detectable.

Winall operated a vapor extraction system (VES) at the site from May 2000 until June 2003 and removed approximately 14,309 pounds of total petroleum hydrocarbons as gasoline (TPHg), 96 pounds of benzene, and 1,869 pounds of MTBE. The RP completed six confirmation soil borings in 2004. The soil analytical results indicated MTBE and TBA were up to 9.8 mg/kg and 8.6 mg/kg, respectively. Due to the presence of residual TPHg, MTBE and tertiary butyl alcohol (TBA) concentrations in confirmation soil samples, Winall resumed the VES operation from March 2007 to December 2007 and removed additional 75.5 pounds of TPHg, 0.5 pounds of benzene and 1.03 pounds of MTBE.

In February 2008, Winall has completed vapor rebound tests and drilled three soil borings to evaluate the effectiveness of VES cleanup in the vadose zone. The results of confirmation soil borings show a significant reduction of contaminant concentrations. The maximum concentrations of benzene in the same area were reduced from 7.1 mg/kg (2004) to 0.92 mg/kg (2008); maximum MTBE was reduced from 7.8 mg/kg (2004) to 1.8 mg/kg (2008). TBA was reduced from 8.6 mg/kg to 0.39 mg/kg. The VES has cleaned up most of the residual soil contamination in the vadose zone. Only two sample out of 31 samples contained significant residual concentrations of benzene (0.92 mg/kg) and MTBE (1.8 mg/kg).

**Contaminant Exposure Pathways Evaluation**

Direct Contact

All the residual contaminant concentrations are below PRGs. Direct contacts with contaminants are minimal.

Protection of Drinking Water Aquifer

The residual contaminants (TPHg, benzene, MTBE and TBA) in the vadose zone are low, and there are 20 feet distance separation between the residual soil contamination zone and groundwater table.

Plume Migration

No TPHg, BTEX, MTBE, and TBA were detected in groundwater since 2003.

Site Name/Address: Winall Station #18  
10646 Venice Boulevard, Culver City

Staff Initial: JH

#### Vapor Intrusion

The residual concentrations of benzene, MTBE, and other oxygenates are low and below PRGs, except one sampled collected from a depth of 32.5 feet bgs which showed benzene concentrations (0.92 mg/kg) exceeding PRG for residential (0.64 mg/kg). However, the residual soil contamination is at 32.5 feet bgs, therefore, the potential for vapor intrusion is minimal.

#### Factors Supporting Low Risk Closure

1. The USTs were replaced. A total of 1,488 tons of contaminated soil was excavated and transported offsite. The residual vadose zone contamination was treated with a soil vapor extraction system.
2. There are no TPHg, BTEX, MTBE, and other oxygenates detected in groundwater beneath the site since 2003.
3. The results of soil confirmation borings indicate that soil excavation and VES have removed the majority of residual contamination in the vadose zone. The concentrations of the residual contamination remained are below PRGs (except one sample at 32.5 feet bgs with benzene concentration at 0.92 mg/kg) and located 20 feet above the groundwater level. The RP has performed vadose zone cleanup using the best available technologies.

#### X. MTBE FATE & TRANSPORT PLUME LENGTH MODELING ANALYSIS

Not needed because no MTBE was detected in groundwater.

#### XI. ELECTRONIC DELIVERABLE FORMAT (EDF) SUBMISSION

Has electronic data reporting requirement been met? Yes

#### XII. AB 681 REQUIREMENT (Land Owner Notification)

Verify property ownership <http://assessor.lacounty.gov/extranet/DataMaps/Pais.aspx> (date) : 03/26/08

Have landowner or impacted site notification requirements been met? yes 4/1/08

Owner: Laurine Keeler

Responsible party: Alan Giminez, Winall Oil Company

Pre-closure letter sent date 4/1/08

(Feb 2008)



Table 4-1: Maximum Soil Screening Levels (mg/kg) for TPH, BTEX and MTBE above Drinking Water Aquifers

T P H	Distance Above Groundwater	Carbon Range		
		C4-C12	C13-C22	C23-C32
	>150 feet	1,000	10,000	50,000
	20-150 feet	500	1,000	10,000
<20 feet	100	100	1,000	

B T E X  & M T B E	Distance Above Groundwater	Lithology			
		Gravel	Sand	Silt	Clay
	150 feet	B=0.044 T=2 E=8 X=23 MTBE = 0.039	B=0.077 T=4 E=17 X=48 MTBE = 0.078	B=0.165 T=9 E=34 X=93 MTBE = 0.156	B=0.8 T=43 E=170 X=465 MTBE = 0.78
	120 feet	B=0.035 T=1.57 E=6.3 X=17.9 MTBE = 0.028	B=0.058 T=3.1 E=12.7 X=36 MTBE = 0.061	B=0.123 T=7 E=25.9 X=70.3 MTBE = 0.117	B=0.603 T=32 E=128 X=351 MTBE = 0.591
	100 feet	B=0.028 T=1.3 E=5.1 X=14.4 MTBE = 0.020	B=0.046 T=2.57 E=9.86 X=28 MTBE = 0.05	B=0.094 T=5.4 E=20.4 X=55.1 MTBE = 0.091	B=0.471 T=25 E=101 X=276 MTBE = 0.464
	80 feet	B=0.022 T=1 E=4 X=11 MTBE = 0.013	B=0.033 T=2 E=7 X=20 MTBE = 0.039	B=0.066 T=4 E=15 X=40 MTBE = 0.065	B=0.34 T=18 E=73 X=200 MTBE = 0.338
	60 feet	B=0.018 T=0.72 E=2.9 X=7.9 MTBE = 0.013	B=0.026 T=1.4 E=4.9 X=13.9 MTBE = 0.03	B=0.048 T=2.8 E=10.7 X=28.4 MTBE = 0.048	B=0.241 T=13 E=52 X=141.5 MTBE = 0.247
	40 feet	B=0.015 T=0.43 E=1.8 X=4.8 MTBE = 0.013	B=0.018 T=0.87 E=2.8 X=7.8 MTBE = 0.022	B=0.029 T=1.6 E=6.3 X=16.9 MTBE = 0.03	B=0.143 T=7.5 E=30 X=83 MTBE = 0.156
20 feet	B=0.011 T=0.15 E=0.7 X=1.75 MTBE = 0.013	B=0.011 T=0.3 E=0.7 X=1.75 MTBE = 0.013	B=0.011 T=0.45 E=2 X=5.3 MTBE = 0.013	B=0.044 T=2.3 E=9 X=24.5 MTBE = 0.065	

- TPH = Total petroleum hydrocarbons.
- BTEX = benzene, toluene, ethylbenzene, and xylenes, respectively. MTBE = methyl tertiary butyl ether.
- Respective MCLs (ppm): B=0.001, T=0.15, E=0.7, X=1.75, MTBE=0.013.
- BTEX screening concentrations determined per the attenuation factor method as described in RWQCB Guidance for VOC Impacted Sites (March 1996), with a natural degradation factor of 11 for BTEX and of 3 for MTBE. Table values can be linearly interpolated between distance above groundwater and are proportional to fraction of each lithological thickness.
- Values in Table 4-1 are for soils above drinking water aquifers. All groundwaters are considered as drinking water resources unless exempted by one of the criteria as defined under SWRCB Resolution 88-63 (TDS>3000 mg/L, or deliverability <200 gal/day, or existing contamination that cannot be reasonably treated). Regional Board staff will make a determination of potential water use at a particular site considering water quality objectives and beneficial uses. For non-drinking water aquifers, regardless of depth, TPH for ">150 feet" category in the table should be used;
- Distance above groundwater must be measured from the highest anticipated water level. Lithology is based on the USCS scale.
- In areas of naturally-occurring hydrocarbons, Regional Board staff will make determinations on TPH levels.

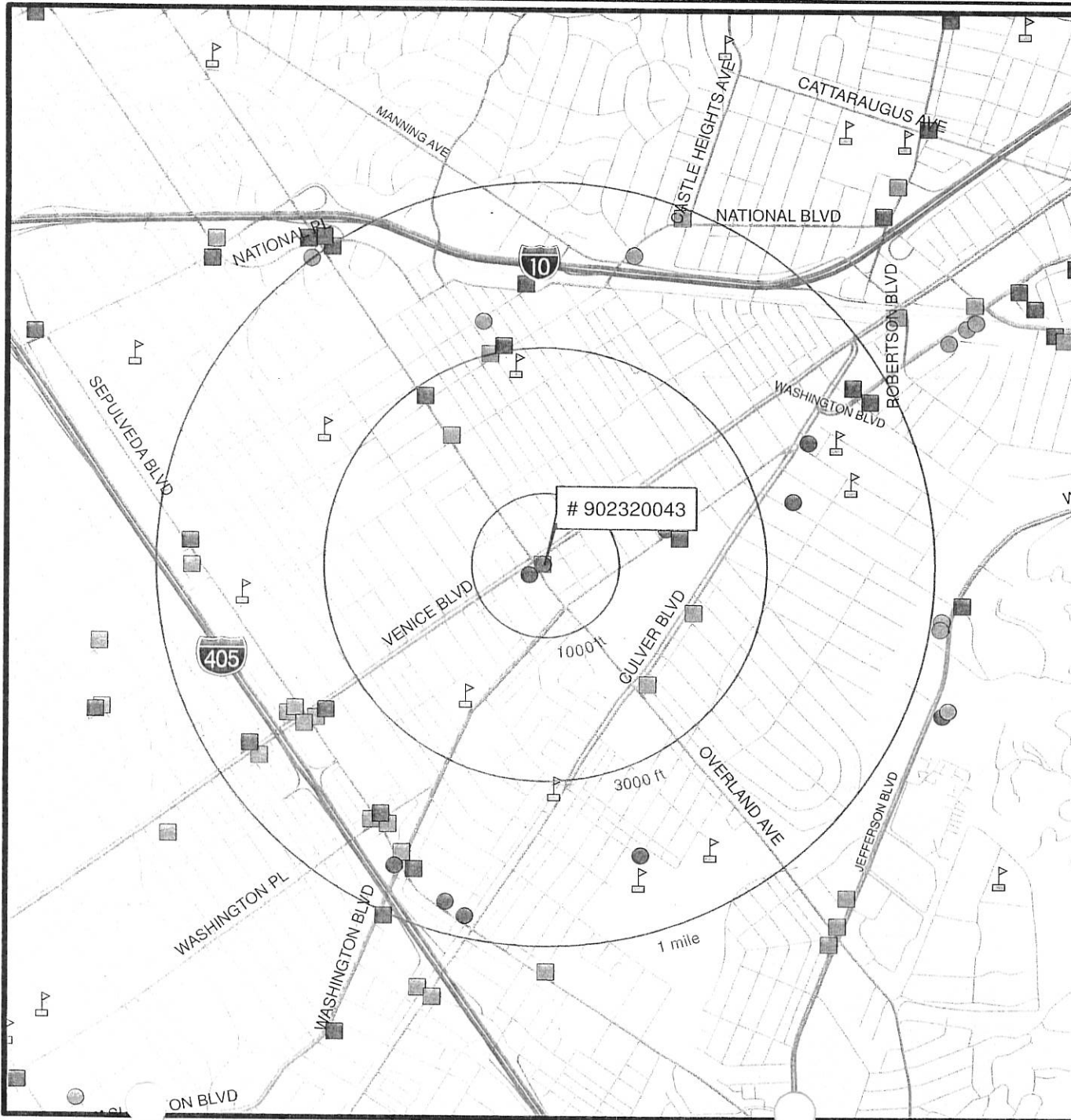
(revised 1/7/05)



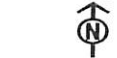
# Site and Receptor Map



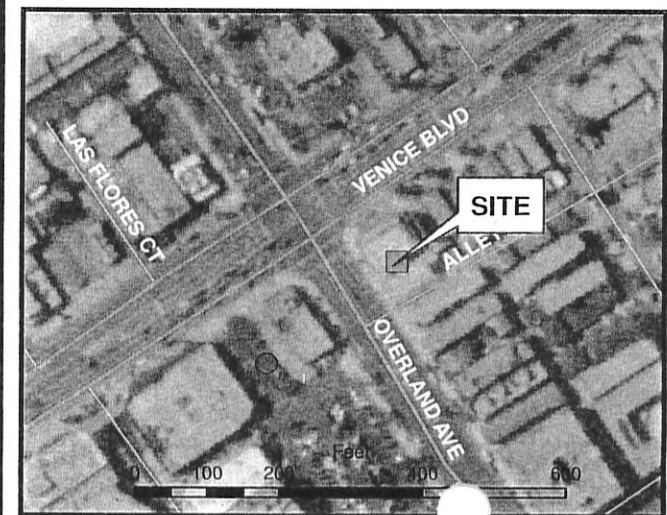
**Winall Oil #18**  
10646 Venice Blvd  
Culver City, CA 90232



- LUFT Site Status**
- Active, Local Agency
  - Closed, Local Agency
  - Active, Regional Board
  - Closed, Regional Board
  - ⊕ Production Wells
  - ▴ Schools
  - Freeway
  - On/ Off-ramp
  - Primary Street
  - Secondary Street

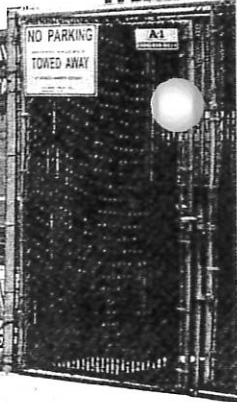
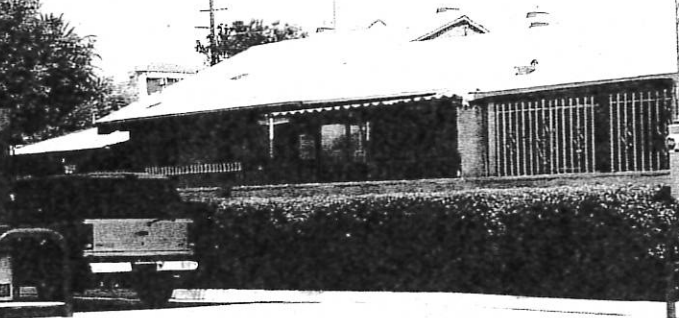


Scale 1:24,000  
 Feet  
 0 500 1,000 2,000 3,000 4,000





SALES  
Get LIFE with LIFE  
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# Laboratory Data Table

Winall No: 18 - Culver City, 10646 Venice Blvd., Culver City, CA

CTL = Analyzed by Chemteck Labs of Sante Fe Springs, for the Station Remodel Contractor, Petro Builder's also of Sante Fe Springs.

ATL = Analyzed by Advanced Technology Labs of Signal Hill, for Winall Oil Co. Technical Representative/Consultant, Economy Environmental, Inc. of Huntington Beach

## 8-14-97 Tank Removal Soil Sample Results CTL:

Sample ID#	7420 Ttl Lead	8015M TPH-gas	8020 Benzene	8020 Toluene	8020 Ethylbenzene	8020 Xylenes	8020 MTBE	*Enviro-Chem 8260
Det. Limits	10 mg/kg	0.5 mg/kg	5 ug/kg	5 ug/kg	5 ug/kg	5 ug/kg	5 ug/kg	10 ug/kg
T1S	21.2	1.5	ND	ND	ND	ND	ND	- - -
T2N	7.2	16.2	ND	ND	33.8	191	666	41
T2S	16.8	17,100	822	58,800	91,700	812,000	3,550	ND
T3N	10.3	39.8	ND	43.4	12.8	505	687	25
T3I	8.8	16,200	47,400	209,000	153,000	1,042,000	ND	710
T4N	4.9	4.3	ND	ND	ND	ND	675	ND
T4S	8.3	9,330	1,930	19,600	35,800	300,000	4,930	1,600
T5S	11.0	74.9	285	517	28.0	212	21,300	5,000
D1	10.9	1,520	496	7,950	4,480	23,500	1,380	ND
D2	21.6	254	138	2,280	1,300	10,310	1,380	ND
D3	7.8	347	ND	36.9	68.7	4,290	233	ND
D4	6.3	ND	ND	ND	ND	ND	ND	- - -
D5	5.2	ND	ND	ND	ND	ND	55.0	ND
D6	6.3	5,190	30.9	4,130	8,240	288,000	255	ND
P	42.2	7.5	ND	ND	ND	ND	ND	- - -
SP1 (8-14)	10.2	3.8	ND	ND	ND	ND	ND	- - -
SP2 (8-14)	12.7	20.4	9.1	ND	8.0	25.8	231	ND
SP3 (8-14)	9.3	14.9	ND	ND	ND	ND	ND	- - -
BG	8.1							

\*Enviro-Chem, Inc. = Laboratory performing test 8260

BG=Background soil sample T=Tank D=Dispenser P=Product Line SP=Spoils Pile  
 TPH-gas=Total Petroleum Hydrocarbons/Gasoline MTBE=Methyl Tertiary Butyl Ether

# Laboratory Data Table

Wina11 No: 18 - Culver City, 10646 Venice Blvd., Culver City, CA

CL = Analyzed by Chemteck Labs of Sante Fe Springs, for the Station Remodel Contractor, Petro Builder's also of Sante Fe Springs.

ATL = Analyzed by Advanced Technology Labs of Signal Hill, for Wina11 Oil Co. Technical Representative/Consultant, Economy Environmental, Inc. of Huntington Beach

## 8-14-97 Tank Removal Soil Sample Results ATL:

Sample ID#	8260A Benzene	8260A Toluene	8260A Ethylbenzene	8260A Xylenes	8260A MTBE
Det. Limits	5 ug/kg	5 ug/kg	5 ug/kg	5 ug/kg	5 ug/kg
T1S	ND	ND	ND	ND	ND
T2N	ND	ND	ND	ND	272
T2S	124	8,790	37,400	357,000	489
T3N	ND	ND	ND	ND	213
T3I	1,050	97,100	133,000	1,037,000	13,600
T4N	ND	ND	ND	ND	131
T4S	250	8,740	21,600	1,431,000	1,390
T5S	181	385	27	156	12,600
D1	ND	111	152	1,816	68
D2	ND	ND	ND	ND	ND
D3	ND	12	28	578	ND
D4	ND	ND	ND	ND	ND
D5	ND	ND	ND	ND	29
D6	6.0	2,600	8,100	310,000	106
P	ND	ND	ND	ND	178
SP1 (8/14)	ND	ND	ND	ND	28
SP2 (8-14)	ND	ND	ND	ND	89
SP3 (8-14)	ND	ND	ND	ND	15
BG	ND	ND	ND	ND	ND

BG=Background soil sample T=Tank D=Dispenser P=Product Line  
 SP=Spoils Pile TPH-gas=Total Petroleum Hydrocarbons/Gasoline  
 MTBE=Methyl Tertiary Butyl Ether



# Laboratory Data Table

Well No: 18 - Culver City, 10646 Venice Blvd., Culver City, CA

ATL = Analyzed by Advanced Technology Labs of Signal Hill, for Well Oil Co. Technical Representative/Consultant, Economy Environmental, Inc. of Huntington Beach

## 8-15-97 Former Tank Farm Excavation - Soil Sample Results ATL:

Sample ID#	ATL Organic Lead	ATL 8015M TPH-gas	ATL 8260A Benzene	ATL 8260A Toluene	ATL 8260A Ethylbenzene	ATL 8260A Xylenes	ATL 8260A MTBE
Det. Limits	0.5 mg/kg	1.0 TO 500 mg/kg	5 ug/kg	5 ug/kg	5 ug/kg	5 ug/kg	5 ug/kg
EB-1-23'	ND	980	525	26,000	25,500	193,400	33,300
EB-2-23'	1.2	5,780	9,160	248,000	125,000	737,000	51,900
EB-3-22'	1.3	5,290	20,100	272,000	115,000	711,000	106,000
EB-4-23'	1.0	3,320	29,500	347,000	164,000	819,000	113,000
EW-1-12'	ND	ND	ND	ND	ND	22.8	3,360
EW-2-21'	ND	22	ND	ND	ND	ND	138
EW-3-21'	ND	ND	ND	ND	ND	ND	385
EW-4-12'	ND	ND	ND	ND	ND	ND	9.3
EE-1-20'	ND	3,710	1,560	88,000	94,200	925,000	24,600
EE-2-21'	ND	2,550	530	53,500	43,800	301,600	30,800
EE-3-12'	ND	1,140	ND	13,400	11,200	100,400	10,000
EE-4-13'	ND	1,120	ND	54	1,070	90,800	1,410
SE-1-19'	ND	3,600	7,050	14,600	75,000	477,000	68,000
SE-2-20'	ND	4,650	29,000	444,000	210,000	1,166,000	170,000
SE-3-11'	ND	ND	ND	ND	ND	ND	18
SE-4-11'	ND	ND	ND	ND	ND	ND	1,900
EN-1-10'	ND	ND	ND	ND	ND	ND	11
EN-2-18'	ND	ND	ND	ND	ND	5.8	8.3
ES-1-16'	ND	76	ND	59	318	7,660	175
ES-2-15'	ND	1,760	74	20,800	43,500	306,800	3,760
ES-3-18'	ND	2,590	2,680	110,000	88,900	547,000	26,200
ES-4-21'	0.62	3,630	1,570	66,700	71,400	432,000	10,700
ES-5-24'	ND	380	67	24,200	22,700	144,500	5,550

TPH-gas=Total Petroleum Hydrocarbons/Gasoline

MTBE=Methyl Tertiary Butyl Ether

ND=None Detected

E=Excavation    N=North    S=South    E=East    W=West    B=Bottom

(EE-3-12' = Excavation East wall, Sample #3, at 12 feet below ground surface)

# Laboratory Data Table

Wina11 No: 18 - Culver City, 10646 Venice Blvd., Culver City, CA

CTL = Analyzed by Chemteck Labs of Sante Fe Springs, for the Station Remodel Contractor, Petro Builder's also of Sante Fe Springs.

ATL = Analyzed by Advanced Technology Labs of Signal Hill, for Wina11 Oil Co. Technical Representative/Consultant, Economy Environmental, Inc. of Huntington Beach

## 8-14-97 Tank Removal Soil Sample Results MTBE Study:

Sample ID#	CTL 8020 MTBE	Enviro-Chem 8260 MTBE	ATL 8260A MTBE
Det. Limits	5 ug/kg	10 ug/kg	5 ug/kg
T1S	ND	- - -	ND
T2N	666	41	272
T2S	3,550	ND	489
T3N	687	25	213
T31	ND	710	13,600
T4N	675	ND	131
T4S	4,930	1,600	1,390
T5S	21,300	5,000	12,600
D1	1,380	ND	68
D2	1,380	ND	ND
D3	233	ND	ND
D4	ND	- - -	ND
D5	55.0	ND	29
D6	255	ND	106
P	ND	- - -	178
SP1 (8/14)	ND	- - -	28
SP2 (8-14)	231	ND	89
SP3 (8-14)	ND	- - -	15
BG			ND

Site: Winall No: 18 - 10646 Venice Boulevard @ Overland Avenue, Culver City, CA. ID#914030298 Claim#10285

GW-1 SOIL SAMPLE TEST RESULTS:

Further Site Assessment - March 6, 9 & 10, 1998

Sample ID	PID	8015	8	0	2	0	8	2	6	0	A
		TPH-gas 1 mg/Kg	Benzene 0.005mg/Kg	Toluene 0.005mg/Kg	Ethyl benzene 0.005mg/Kg	total Xylenes 0.015mg/Kg	MTBE 10.ug/kg ug/Kg	TAME 10.ug/kg ug/Kg	DIPE 10.ug/kg ug/Kg	ETBE 10.ug/kg ug/Kg	Tert.Bu 250ug/kg ug/Kg
GW1-6.5	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW1-10	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW1-15	2.4	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW1-20	125	ND	ND	ND	ND	ND	93	ND	ND	ND	ND
GW1-22	128	2.2	ND	ND	ND	ND	3500*	ND	ND	ND	ND
GW1-25	31.9	1.1	ND	ND	ND	ND	850*	ND	ND	ND	ND*
GW1-30	0	ND	ND	ND	ND	ND	36	ND	ND	ND	ND
GW1-30.5	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW1-32.5	0	ND	ND	ND	ND	ND	6.8	ND	ND	ND	ND
GW1-35	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW1-40	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW1-45	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW1-50	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW1-53	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW1-55	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW1-58	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW1-60.5	---	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

\* Di - Results reported from analysis at a higher dilution.

R.L. = Reporting Limits

TPH=Total Petroleum Hydrocarbons, MTBE=Methyl Tertiary Butyl Ether, TAME=Tertiary Amyl Methyl Ether, DIPE=Di-Isopropyl Ether, ETBE=Ethyl Tertiary Butyl Ether

ND=Not Detected Shaded areas=concentrations exceeding MCL's Maximum Contaminant Levels for drinking water standards and/or regulatory action limits.

ALL TRIP BLANKS & METHOD BLANKS = ND



Winall #18 - Laboratory Data

Site: Winall No: 18 - 10646 Venice Boulevard @ Overland Avenue, Culver City, CA. ID#914030298 Claim#10285

GW-2 SOIL SAMPLE TEST RESULTS:

Further Site Assessment - March 6, 9 & 10, 1998

Sample ID	PID	8015	8	0	2	0	8	2	6	0	A
		TPH-gas	Benzene	Toluene	Ethyl benzene	total Xylenes	MTBE	TAME	DIPE	ETBE	Tert.Bu
R.L.		1 mg/Kg	0.005mg/Kg	0.005mg/Kg	0.005mg/Kg	0.015mg/Kg	10.ug/kg	10.ug/kg	10.ug/kg	10.ug/kg	250ug/kg
Conc.Unit	mg/Kg						ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg
GW2-7.5	1.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW2-12.5	2.7	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW2-17.5	127	ND	ND	ND	ND	ND	200	ND	ND	ND	ND
GW2-25	2,470	29*	0.12*	0.38*	0.099*	0.67*	67000*	55	ND	ND	ND
GW2-30	1,819	4.7	0.035	0.088	0.014	0.11	3300*	ND	ND	ND	ND
GW2-35	1,035	4100*	26*	300*	120*	720	5400*	ND	ND	ND	ND
GW2-40	14.2	ND	ND	ND	ND	ND	97	ND	ND	ND	ND
GW2-45	128	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW2-46.5	149	ND	0.035	0.074	0.009	0.054	76	ND	ND	ND	ND
GW2-50	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW2-52.5	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW2-55	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW2-58.5	---	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

\* Di - Results reported from analysis at a higher dilution.

R.L. = Reporting Limits

TPH=Total Petroleum Hydrocarbons, MTBE=Methyl Tertiary Butyl Ether, TAME=Tertiary Amyl Methyl Ether, DIPE=Di-Isopropyl Ether, ETBE=Ethyl Tertiary Butyl Ether

ND=Not Detected Shaded areas=concentrations exceeding MCL's Maximum Contaminant Levels for drinking water standards and/or regulatory action limits.

ALL TRIP BLANKS & METHOD BLANKS = ND

Winall #18 - Laboratory Data

Site: Winall No: 18 - 10646 Venice Boulevard @ Overland Avenue, Culver City, CA. ID#914030298 Claim#10285

GW-3 SOIL SAMPLE TEST RESULTS:

Further Site Assessment - March 6, 9 & 10, 1998

Sample ID	PID	8015	8	0	2	0	8	2	6	0	A
		TPH-gas	Benzene	Toluene	Ethyl	total	MTBE	TAME	DIPE	ETBE	Tert.Bu
R.L.					Benzene	Xylenes	10.ug/kg	10.ug/kg	10.ug/kg	10.ug/kg	250ug/kg
Conc.Unit	mg/Kg	1 mg/Kg	0.005mg/Kg	0.005mg/Kg	0.005mg/Kg	0.015mg/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg
GW3-05	22.1	ND	ND	ND	ND	ND	200	ND	ND	ND	ND
GW3-10	64.8	ND	ND	ND	ND	ND	630	ND	ND	ND	ND
GW3-15	127	1.3	ND	ND	ND	ND	930*	ND	ND	ND	ND
GW3-20	70.4	ND	ND	ND	ND	ND	1000*	ND	ND	ND	ND
GW3-25	149	3.1	ND	ND	ND	ND	2100*	ND	ND	ND	ND
GW3-30	337	1.3	ND	ND	ND	0.025	2200*	ND	ND	ND	ND
GW3-35	1.1	ND	ND	ND	ND	ND	16	ND	ND	ND	ND
GW3-40	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW3-45	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW3-50	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW3-55	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW3-60	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GW3-65	0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

\* Di - Results reported from analysis at a higher dilution.

R.L. = Reporting Limits

TPH=Total Petroleum Hydrocarbons, MTBE=Methyl Tertiary Butyl Ether, TAME=Tertiary Amyl Methyl Ether, DIPE=Di-Isopropyl Ether, ETBE=Ethyl Tertiary Butyl Ether

ND=Not Detected Shaded areas=concentrations exceeding MCL's Maximum Contaminant Levels for drinking water standards and/or regulatory action limits.

ALL TRIP BLANKS & METHOD BLANKS = ND

Figure A - Cumulative and Interval TPHg Removal vs. Time - All

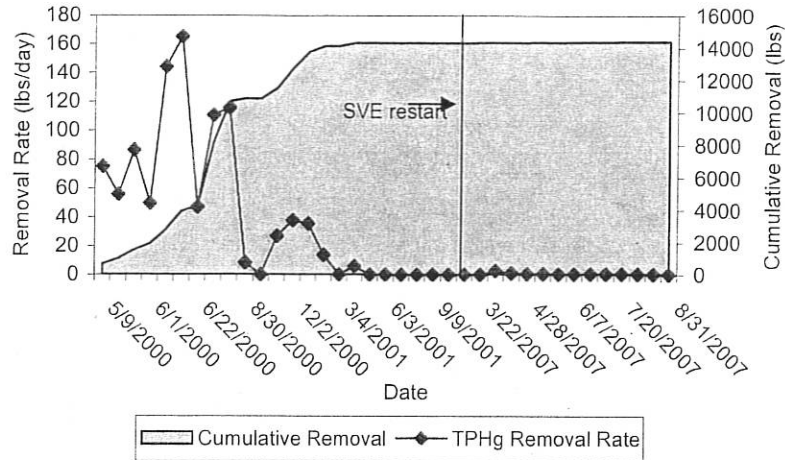


Figure B - Cumulative and Interval Benzene Removal vs. Time - All

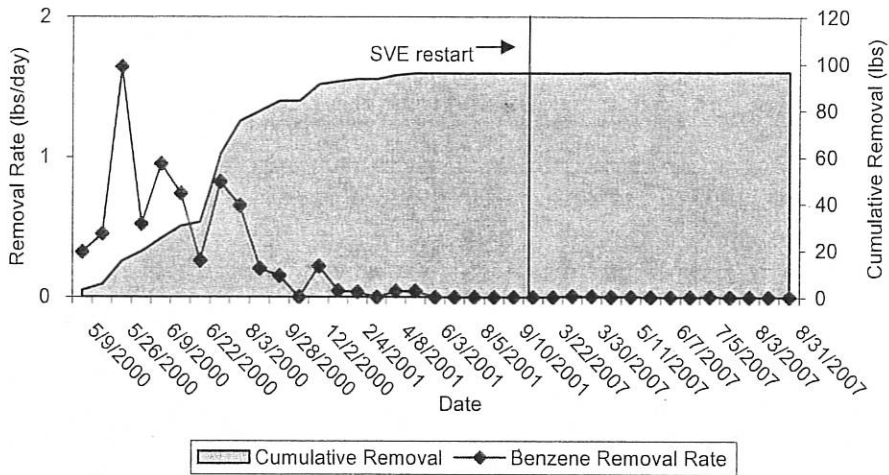


Figure C - Cumulative and Interval MTBE Removal vs. Time - All

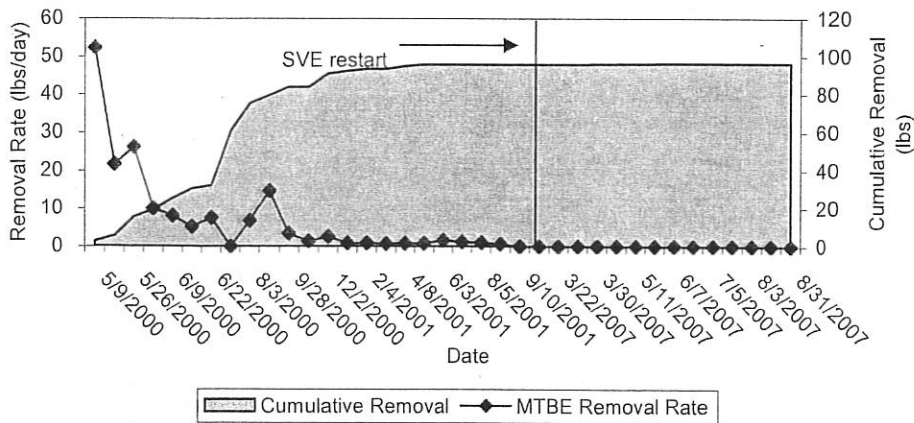


Figure D - Cumulative and Interval TPHg Removal vs. Time - 2007

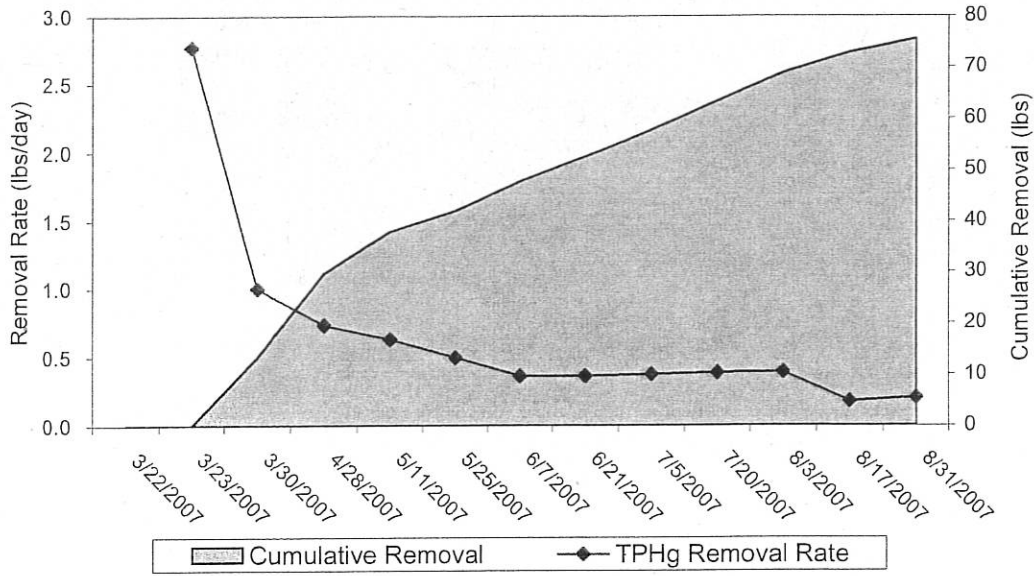


Figure E - Cumulative and Interval Benzene Removal vs. Time - 2007

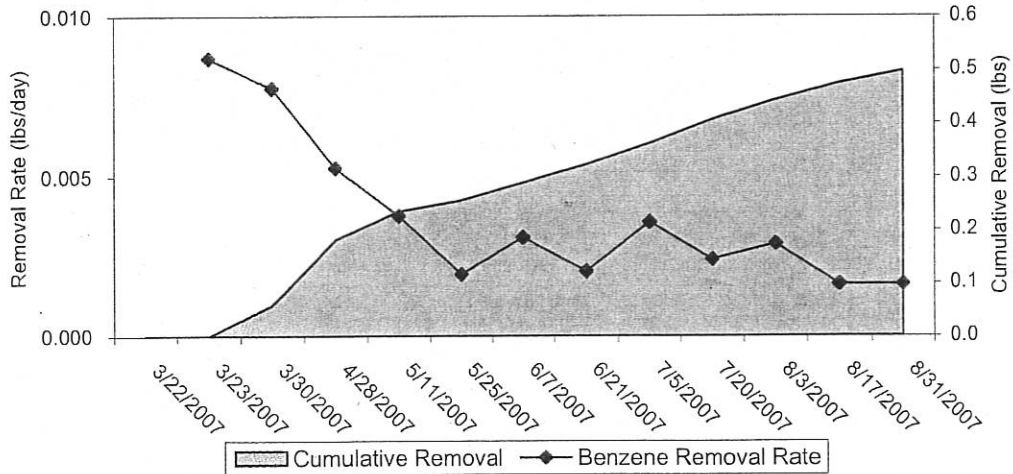


Figure F - Cumulative and Interval MTBE Removal vs. Time - 2007

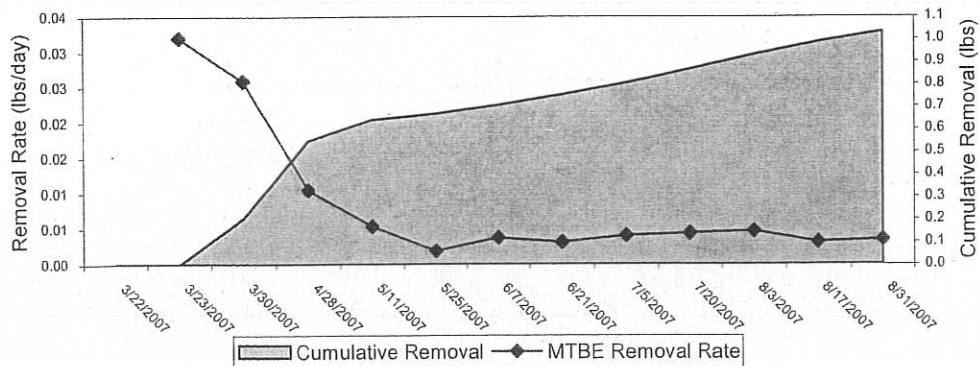


Table 1 - SVE System Operation Data and Notes - Winall #18, 10646 Venice Blvd, Culver City, CA

Date	Operating Hours	Elapsed Time (minutes)	Interval Time (minutes)	Pre Dilution FID (PPMV)	Influent FID (PPMV)	Effluent FID (PPMV)	Pre-Dilution Vacuum (" water)	Pre-Dilution Flow (CFM)	System Flow (CFM)	Removal Rate per FID (lbs/day)	Cumulative Removal Per FID <sup>1</sup> (lbs)	Open SVE Wells	Dilution Valve (%open)	Temp Inlet (°F)	Temp Outlet (°F)	Notes
3/14/2007	13503.9	0.0	0	0.3	235.3	19.5	124	9.35	115	8.68	0	all	50%	653	614	System startup
3/15/2007	13511.1	432	432	0.0	119.3	9.1	125	over	116	4.44	1.33	all	50%	657	614	System off upon arrival. Restart
3/22/2007	13533.0	1,746	1,314	0.0	0.0	0.0	28	33.0	126	0.00	1.33	all	50%	660	588	System off upon arrival. Restart
3/23/2007	13557.4	3,210	1,464	0.5	19.1	1.50	24	9.20	112	0.69	2.03	all	50%	655	587	System on upon arrival/departure.
3/30/2007	13727.2	13,398	10,188	1.4	11.0	0.9	30	6.10	115	0.41	4.90	all	50%	653	692	System on upon arrival/departure.
4/6/2007	13896.0	23,526	10,128	1.3	0.2	0.0	32	10.4	113	0.01	4.95	all	50%	661	591	System on upon arrival/departure.
4/13/2007	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	---	all	50%	N/A	N/A	System was down. Called vendor.
4/28/2007	14179.6	40,542	17,016	0.0	N/A	N/A	18	8.0	117	NA	---	all	50%	699	628	System on upon arrival/departure.
5/4/2007	14323.0	49,146	8,604	40.3	0.0	0.0	22	5.60	119	0.00	4.95	V6C, V10B, V1A2	50%	706	630	System on upon arrival/departure.
5/11/2007	14465.6	57,702	8,556	84.0	3.8	0.0	18	7.70	119	0.15	5.81	V6C, V10B, V1A2	50%	705	625	System on upon arrival/departure.
5/18/2007	14634.1	67,812	10,110	17.2	0.0	0.0	18	10.0	118	0.00	5.81	V6C, V10B, V1A2	50%	705	616	System on upon arrival/departure.
5/25/2007	14640.8	68,214	402	33.0	0.0	0.0	18	8.0	118	0.00	5.81	V6C, V10B, V1A2	50%	698	609	System off upon arrival. Restart
6/1/2007	14808.1	78,252	10,038	160.9	12.9	1.4	18	3.30	117	0.48	9.19	V6C, V10B, V1A2	50%	703	610	System off upon arrival. Restart
6/7/2007	N/A	NA	NA	40	1	1.2	18	15.60	117	0.05	---	V6C, V10B, V1A2	50%	692	627	System off upon arrival. Restart
6/14/2007	15123.3	97,164	18,912	508	15	0.9	18	9.50	112	0.52	---	V6C, V10B, V1A2	50%	704	620	System off upon arrival. Restart
6/21/2007	15274.0	106,206	9,042	1.4	3.2	0.0	18	10.20	112	0.11	9.91	V6C, V10B, V1A2	50%	704	632	System off upon arrival. Restart
6/29/2007	15462.4	117,510	11,304	0.7	2.7	0.0	18	12.7	114	0.10	10.69	V6C, V10B, V1A2	50%	692	624	System off upon arrival. Restart
7/5/2007	15607.0	126,186	8,676	0.2	2.3	0.0	18	5.4	113	0.08	11.19	V6C, V10B, V1A2	50%	705	625	System on upon arrival/departure.
7/12/2007	15774.3	136,224	10,038	0.4	1.4	0.0	18	4.7	111	0.05	11.54	V6C, V10B, V1A2	50%	704	620	System on upon arrival/departure.
7/20/2007	15963.1	147,552	11,328	0.0	5.3	0.0	18	2.68	113	0.19	13.05	V6C, V10B, V1A2	50%	701	625	System on upon arrival/departure.
7/27/2007	16134.4	157,830	10,278	0.0	1.2	0.0	18	8.3	113	0.04	13.36	V6C, V10B, V1A2	50%	693	626	System on upon arrival/departure.
8/3/2007	16299.8	167,754	9,924	0.0	0.0	0.0	18	8.35	113	0.00	13.36	V6C, V10B, V1A2	50%	705	625	System on upon arrival/departure.
8/10/2007	16469.6	177,942	10,188	0.3	5.0	0.0	19	2.77	114	0.18	14.65	V10B, V1A2	50%	690	629	System on upon arrival/departure.
8/17/2007	16635.4	187,890	9,948	0.0	0.8	0.0	18	14.4	113	0.03	14.85	V10B, V1A2	50%	709	626	System on upon arrival/departure.
8/24/2007	16809.0	198,306	10,416	0.0	0.3	0.0	18	4.88	111	0.01	14.93	V10B, V1A2	50%	704	615	System on upon arrival/departure.
8/31/2007	16974.1	208,212	9,906	50.3	0.5	0.0	18	1.13	113	0.02	15.05	V10B, V1A2	50%	690	628	System on upon arrival/departure.
9/7/2007	17,018.3	210,864	2,652	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	System off for rebound test.
10/3/2007	17018.3	210,864	0	77.3	4.7	2.3	8	2.09	192	0.29	15.59	all	50%	695	628	Restart after rebound. Open all wells.
10/11/2007	17,213.2	222,558	11,694	35.3	0.0	0.0	7.5	0.20	193	0.00	15.59	all	50%	701	626	System on upon arrival/departure.
10/18/2007	17,376	232,326	9,768	18.5	0.0	0.0	7.5	0.20	200	0.00	15.59	all	50%	700	616	System on upon arrival/departure.
10/25/2007	17,546.1	242,532	10,206	16.2	12.5	0.0	6	2.52	193	0.77	21.07	all	50%	700	621	System on upon arrival/departure.
11/2/2007	17,735.5	253,896	11,364	N/A	N/A	N/A	6	6.65	198	N/A	N/A	all	50%	690	635	System on upon arrival/departure.
11/9/2007	17,904.3	264,024	10,128	24.0	0.0	0.0	8	2.12	198	0.00	21.07	all	50%	689	629	System on upon arrival/departure.
11/16/2007	18,072.0	274,086	10,062	32.8	0.3	0.0	8	7.50	196	0.02	21.21	all	50%	696	620	System on upon arrival/departure.
11/26/2007	18,317.2	288,798	14,712	0.0	0.5	0.2	10	7.55	198	0.03	21.53	all	50%	695	621	System on upon arrival/departure.
12/3/2007	18,485.0	298,866	10,068	30.5	0.0	0.0	10	8.80	195	0.00	21.53	all	50%	690	626	System on upon arrival/departure.
12/10/2007	18,652.2	308,898	10,032	7.5	0.0	0.0	10	7.35	198	0.00	21.53	all	50%	694	619	System on upon arrival/departure.
12/14/2007	18,746.2	314,538	5,640	9.7	0.0	0.0	10	9.00	200	0.00	21.53	all	50%	702	629	System on upon arrival/departure.
12/21/2007	18,912.5	324,516	9,978	0.0	0.0	0.0	12	12.70	200	0.00	21.53	V6C, V10B, V1A2	50%	692	630	System on upon arrival/departure.

Notes

1. The cumulative contaminant removal is based on the system flow rate and FID concentrations of the influent (post dilution) port. We assume a contaminant molecular weight of 86 grams/mole.
2. For shutdown dates with no data, the flow rate is assumed to equal the prior recorded flow rate and the influent concentration is assumed to equal the subsequent measurement. Hours may be estimated. NA = Not available

Table 3 - SVE System Mass Removal Rates -Winall #18, 10646 Venice Blvd, Culver City, CA

Date	Total Operation (Days)	System Flowrate (scfm)	Concentration			Extraction Rate <sup>1</sup>			Period Removal <sup>2</sup>			Cumulative Removal		
			GRO (ug/l)	Benzene (ug/l)	MTBE (ug/l)	GRO (lbs/day)	Benzene (lbs/day)	MTBE (lbs/day)	GRO (lbs)	Benzene (lbs)	MTBE (lbs)	GRO (lbs)	Benzene (lbs)	MTBE (lbs)
03/23/07	564.9	112	275	0.9	3.2	2.77	0.01	0.03	0.0	0.0	0	0.0	0.00	0.00
03/30/07	572.0	115	< 97	< 9.6	< 9.6	1.00	0.01	0.03	13.4	0.06	0.2	13.4	0.06	0.20
04/28/07	590.8	117	< 70	< 7.0	< 7.0	0.74	0.01	0.01	16.4	0.12	0.3	29.8	0.18	0.55
05/11/07	602.7	119	N/A	0.35	N/A	0.63	0.0038	0.01	8.16	0.05	0.1	37.9	0.23	0.64
05/25/07	610.0	118	N/A	0.18	< 0.18	0.50	0.0019	0.0019	4.1	0.02	0.0	42.0	0.26	0.67
06/07/07	623.2	117	35	0.29	0.36	0.36	0.0031	0.0038	5.7	0.03	0.0	47.7	0.29	0.71
06/21/07	636.4	112	N/A	0.20	0.31	0.36	0.0020	0.0031	4.8	0.03	0.0	52.5	0.32	0.75
07/05/07	650.3	113	N/A	0.35	0.40	0.38	0.0036	0.0040	5.1	0.04	0.0	57.7	0.36	0.80
07/20/07	665.1	113	N/A	0.24	N/A	0.39	0.0024	0.0044	5.7	0.04	0.1	63.3	0.41	0.86
08/03/07	679.2	113	39	0.28	0.47	0.39	0.0029	0.0048	5.5	0.04	0.1	68.8	0.44	0.93
08/17/07	693.1	113	18	< 0.16	0.31	0.18	0.0016	0.0032	4.0	0.03	0.1	72.8	0.47	0.98
08/31/07	707.3	113	20	< 0.16	0.35	0.20	0.0016	0.0035	2.7	0.02	0.0	75.5	0.50	1.03
10/03/07	709.1	192	< 10,000	< 0.50	< 2.0	0.00	0.0000	0.0000	0.2	0.00	0.0	75.7	0.50	1.03
10/11/07	717.2	193	< 10,000	< 0.50	< 2.0	0.00	0.0000	0.0000	0.0	0.00	0.0	75.7	0.50	1.03
10/25/07	731.1	200	< 10,000	< 0.50	< 2.0	0.00	0.0000	0.0000	0.0	0.00	0.0	75.7	0.50	1.03
11/09/07	746.0	193	< 10,000	< 0.50	< 2.0	0.00	0.0000	0.0000	0.0	0.00	0.0	75.7	0.50	1.03
11/26/07	763.2	198	< 10,000	< 0.50	< 2.0	0.00	0.0000	0.0000	0.0	0.00	0.0	75.7	0.50	1.03
12/10/07	777.2	198	< 10,000	< 0.50	< 2.0	0.00	0.0000	0.0000	0.0	0.00	0.0	75.7	0.50	1.03
12/21/07	788.0	196	< 10,000	< 0.50	< 2.0	0.00	0.0000	0.0000	0.0	0.00	0.0	75.7	0.50	1.03

## Notes:

<sup>1</sup> Extraction Rate, lbs/day = (System Flow at influent/oxidizer, scfm)\*(Post-Dilution Influent conc., ug/L)\*(0.00009).

<sup>2</sup> Period Removal, lbs = (Extraction Rate, lbs/day)\*(Average of current and preceding removal rate times days of operation between current and preceding analysis, days).

NA = Not available

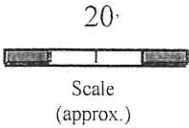
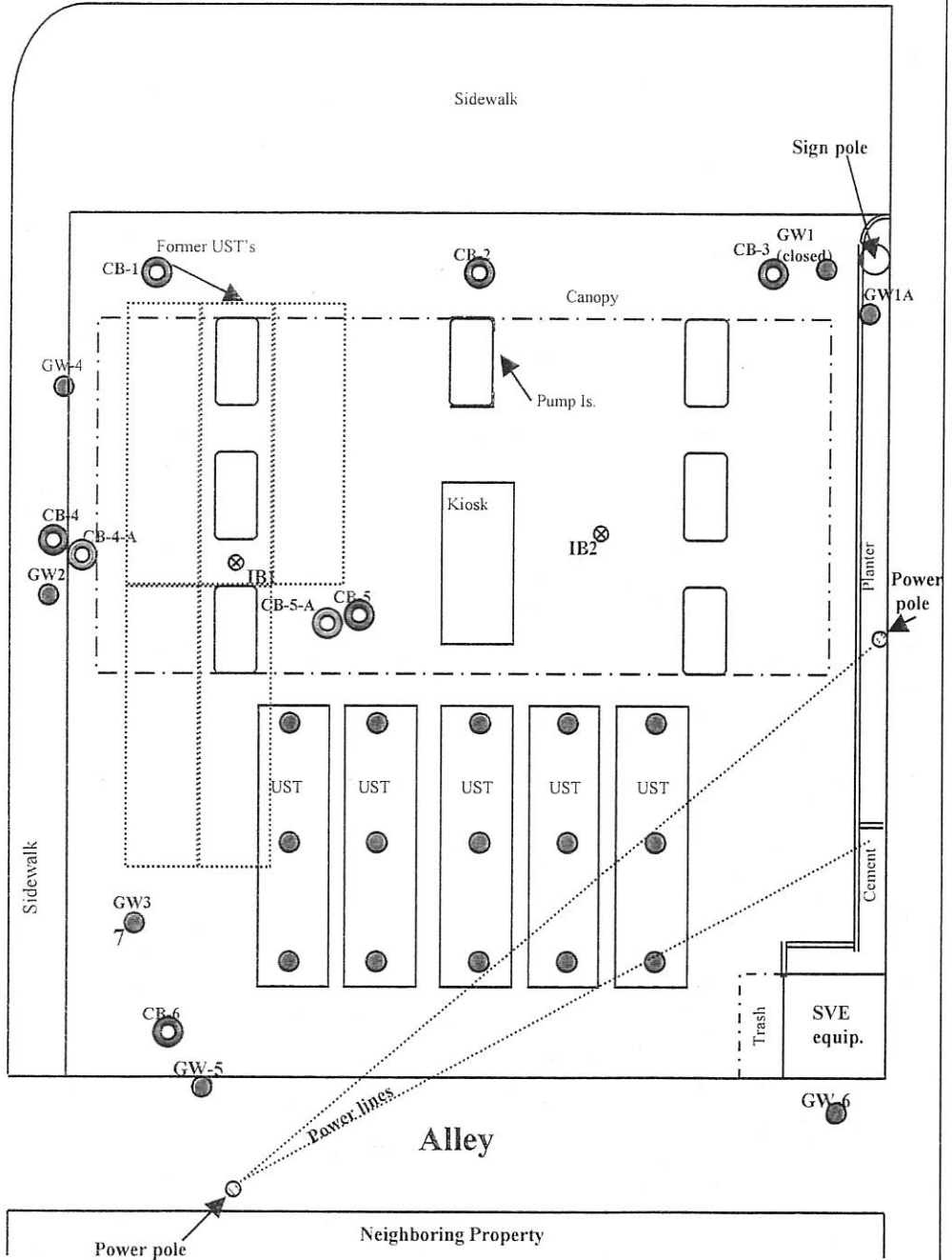
For concentrations below required soil vapor Method Detection Limits, extraction rates are assumed to equal '0'.



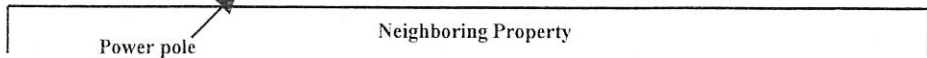


# Venice Boulevard

# Overland Avenue



- GW-1 Groundwater Monitoring Well
- CB-5-A Proposed Confirmation Boring
- IB-2 Investigation Boring
- CB-1 Prior Confirmation Boring



**Economy Environmental, Inc.**  
 16835 Algonquin Street #464  
 Huntington Beach CA 92649  
 Carole Haynes (714) 842-3911

Site:  
**Winall No: 18**  
 10646 Venice Boulevard  
 Culver City, CA  
 File No: 96-042 & 90230043

**Site Plan**  
 Showing Groundwater Monitoring Wells, Investigation Boring, Former Confirmation Boring, and Proposed Additional Confirmation Boring Locations - February 11, 2008

**FIGURE 1**



Winall No. 18 - Venice @ Overland, Los Angeles

Confirmation Boring Soil Sample Test Results - April 20th, 21st and 22nd, 2004

Boring # Depth	EPA8015	EPA Method 8260B								
	TPH Gasoline	Benzene	Tolulene	Ethyl- benzene	total Xylenes	MtBE	TBA	TAME	DIPE	ETBE
MDL=	100 ug/kg	2.0 ug/kg	2.0 ug/kg	2.0 ug/kg	2-4.0ug/kg	5.0 ug/kg	20 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0 ug/kg
CB-1-EB	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-1-05	ND	ND	2.2	ND	ND	ND	ND	ND	ND	ND
CB-1-10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-1-15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-1-20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-1-25	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-1-30	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-1-35	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-1-40	ND	ND	ND	ND	ND	140	32	ND	ND	ND
CB-1-45	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-1-50	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-1-55	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

MtBE=Methyl tert-butyl ether  
 DIPE=Di-isopropyl ether  
 ug/kg=microgram per kilogram

TBA=Tert-butyl alcohol  
 ETBE=Ethyl tert-butyl ether  
 mg/kg=milligrams per kilogram

TAME=Tert-amyl methyl ether  
 TPH=Total petroleum hydrocarbons  
 EB = Equipment Blank

2004 Soil Data

Winall No. 18 - Venice @ Overland, Los Angeles

Confirmation Boring Soil Sample Test Results - April 20th, 21st and 22nd, 2004

Boring # Depth	EPA8015	EPA Method 8260B								
	TPH Gasoline	Benzene	Tolulene	Ethyl- benzene	total Xylenes	MtBE	TBA	TAME	DIPE	ETBE
MDL=	100 ug/kg	2.0 ug/kg	2.0 ug/kg	2.0 ug/kg	2-4.0ug/kg	5.0 ug/kg	20 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0 ug/kg
CB-2-EB	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-2-05	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-2-10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-2-15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-2-20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-2-25	ND	ND	ND	ND	ND	ND	830	ND	ND	ND
CB-2-30	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-2-35	ND	ND	ND	ND	ND	9,800	5,600	12	ND	ND
CB-2-40	ND	ND	ND	ND	ND	41	ND	ND	ND	ND
CB-2-45	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-2-50	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-2-55	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

MtBE=Methyl tert-butyl ether  
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2004 Soil data

Winall No. 18 - Venice @ Overland, Los Angeles

Confirmation Boring Soil Sample Test Results - April 20th, 21st and 22nd, 2004

Boring # Depth	EPA8015	EPA Method 8260B								
	TPH Gasoline	Benzene	Tolulene	Ethyl- benzene	total Xylenes	MtBE	TBA	TAME	DIPE	ETBE
MDL=	100 ug/kg	2.0 ug/kg	2.0 ug/kg	2.0 ug/kg	2-4.0ug/kg	5.0 ug/kg	20 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0 ug/kg
CB-3-EB	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-3-05	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-3-10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-3-15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-3-20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-3-25	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-3-30	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-3-35	ND	ND	ND	ND	ND	5.8	ND	ND	ND	ND
CB-3-40	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-3-45	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-3-50	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-3-53	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

MtBE=Methyl tert-butyl ether

DIPE=Di-isopropyl ether

ug/kg=microgram per kilogram

TBA=Tert-butyl alcohol

ETBE=Ethyl tert-butyl ether

mg/kg=milligrams per kilogram

TAME=Tert-amyl methyl ether

TPH=Total petroleum hydrocarbons

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2004 Soil data

Winall No. 18 - Venice @ Overland, Los Angeles  
 Confirmation Boring Soil Sample Test Results - April 20th, 21st and 22nd, 2004

Boring # Depth	EPA8015	EPA Method 8260B								
	TPH Gasoline	Benzene	Tolulene	Ethyl- benzene	total Xylenes	MtBE	TBA	TAME	DIPE	ETBE
MDL=	100 ug/kg	2.0 ug/kg	2.0 ug/kg	2.0 ug/kg	2-4.0ug/kg	5.0 ug/kg	20 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0 ug/kg
CB-4-EB	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-4-05	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-4-10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-4-15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-4-20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-4-25	1,800	ND	ND	ND	ND	ND	36	ND	ND	ND
CB-4-30	ND	ND	ND	ND	ND	ND	8,600	ND	ND	ND
CB-4-31.5	5,200,000	7,100	180,000	75,000	540,000	7,800	320	ND	ND	ND
CB-4-35	4,700	13	130	55	368	74	ND	ND	ND	ND
CB-4-40	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-4-45	3,000	ND	16	5.2	38	ND	ND	ND	ND	ND
CB-4-50	23,000	3.2	98	51	370	ND	ND	ND	ND	ND
CB-4-54	200	ND	7.6	ND	8	ND	ND	ND	ND	ND

MtBE=Methyl tert-butyl ether  
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 ug/kg=microgram per kilogram

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 mg/kg=milligrams per kilogram

TAME=Tert-amyl methyl ether  
 TPH=Total petroleum hydrocarbons  
 EB = Equipment Blank

2004 Soil  
 data

Winall No. 18 - Venice @ Overland, Los Angeles  
 Confirmation Boring Soil Sample Test Results - April 20th, 21st and 22nd, 2004

Boring # Depth MDL=	EPA Method 8260B											
	EPA8015	Benzene		Tolulene		Ethyl- benzene	total Xylenes	MtBE	TBA	TAME	DIPE	ETBE
	TPH Gasoline	2.0 ug/kg	2.0 ug/kg	2.0 ug/kg	2.0 ug/kg	2-4.0ug/kg	5.0 ug/kg	20 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0 ug/kg	
CB-5-EB	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-5-05	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-5-10	ND	ND	ND	ND	ND	ND	53	ND	ND	ND	ND	ND
CB-5-15	230	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-5-20	560	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-5-25	300	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-5-30	5,000,000	53	51,000	50,000	450,000	190	530	61	ND	ND	ND	ND
CB-5-35	18,000	9.6	150	75	550	150	200	ND	ND	ND	ND	ND
CB-5-40	57,000	67	830	730	2,800	190	39	ND	ND	ND	ND	ND
CB-5-45	2,100	ND	6.8	ND	7.3	180	77	ND	ND	ND	ND	ND
CB-5-50	13,000	13	410	290	2,160	59	ND	ND	ND	ND	ND	ND
CB-5-55	5,200	ND	64	46	340	15	ND	ND	ND	ND	ND	ND

MtBE=Methyl tert-butyl ether  
 DIPE=Di-isopropyl ether  
 ug/kg=microgram per kilogram

TBA=Tert-butyl alcohol  
 ETBE=Ethyl tert-butyl ether  
 mg/kg=milligrams per kilogram

TAME=Tert-amyl methyl ether  
 TPH=Total petroleum hydrocarbons  
 EB = Equipment Blank

2004 data

Winall No. 18 - Venice @ Overland, Los Angeles

Confirmation Boring Soil Sample Test Results - April 20th, 21st and 22nd, 2004

Boring # Depth	EPA8015	EPA Method 8260B								
	TPH Gasoline	Benzene	Tolulene	Ethyl- benzene	total Xylenes	MtBE	TBA	TAME	DIPE	ETBE
	MDL= 100 ug/kg	2.0 ug/kg	2.0 ug/kg	2.0 ug/kg	2-4.0ug/kg	5.0 ug/kg	20 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0 ug/kg
CB-6-EB	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-6-05	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-6-10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-6-15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-6-20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-6-25	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-6-30	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-6-35	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-6-40	ND	ND	ND	ND	50	ND	ND	ND	ND	ND
CB-6-45	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-6-50	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB-6-55	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

MtBE=Methyl tert-butyl ether  
 DIPE=Di-isopropyl ether  
 ug/kg=microgram per kilogram

TBA=Tert-butyl alcohol  
 ETBE=Ethyl tert-butyl ether  
 mg/kg=milligrams per kilogram

TAME=Tert-amyl methyl ether  
 TPH=Total petroleum hydrocarbons  
 EB = Equipment Blank

2004 soil data

Winall No. 18 - Venice @ Overland, Los Angeles  
 Confirmation Boring Soil Sample Test Results - March 11, 2008

Boring # Depth	EPA8015	EPA Method 8260B								
	TPH Gasoline	Benzene	Tolulene	Ethyl- benzene	total Xylenes	MTBE	TBA	TAME	DIPE	ETBE
MDL=	100 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0ug/kg	5.0 ug/kg	20 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0 ug/kg
CB2A-5	2,800	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB2A-10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB2A-15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB2A-20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB2A-25	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB2A-30	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB2A-35	62	ND	ND	ND	ND	450	200	ND	ND	ND
CB2A-40	ND	ND	ND	ND	ND	87	34	ND	ND	ND
CB2A-45	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB2A-49.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

MTBE=Methyl tert-butyl ether  
 DIPE=Di-isopropyl ether  
 ug/kg=microgram per kilogram

TBA=Tert-butyl alcohol  
 ETBE=Ethyl tert-butyl ether  
 mg/kg=milligrams per kilogram

TAME=Tert-amyl methyl ether  
 TPH=Total petroleum hydrocarbons  
 ND= none detected

D.T.W - 56' - 58' hgs.

Final 2008 soil data



Winall No. 18 - Venice @ Overland, Los Angeles

Confirmation Boring Soil Sample Test Results - March 11, 2008

Boring # Depth	EPA8015		EPA Method 8260B							
	TPH Gasoline	Benzene	Tolulene	Ethyl- benzene	total Xylenes	MTBE	TBA	TAME	DIPE	ETBE
	MDL= 100 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0ug/kg	5.0 ug/kg	20 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0 ug/kg
CB4A-5	69	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB4A-10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB4A-15	82	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB4A-20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB4A-25	340	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB4A-30	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB4A-32.5	560,000	920	17,000	8,700	72,000	1,800	390	ND	ND	ND
CB4A-35	9,500	ND	160	100	930	ND	ND	ND	ND	ND
CB4A-40	190	2.1	12	2.5	18.2	3.5	ND	ND	ND	ND
CB4A-45	130	ND	5.2	ND	13.7	ND	ND	ND	ND	ND
CB4A-49.5	1,600	4.2	34	5.7	35.3	3	ND	ND	ND	ND

MTBE=Methyl tert-butyl ether  
DIPE=Di-isopropyl ether  
ug/kg=microgram per kilogram

TBA=Tert-butyl alcohol  
ETBE=Ethyl tert-butyl ether  
mg/kg=milligrams per kilogram

TAME=Tert-amyl methyl ether  
TPH=Total petroleum hydrocarbons  
ND= none detected

*DTW 56-58*

*Soil  
2008 data*

Winall No. 18 - Venice @ Overland, Los Angeles

Confirmation Boring Soil Sample Test Results - March 10, 2008

Boring # Depth	EPA8015	EPA Method 8260B								
	TPH Gasoline	Benzene	Tolulene	Ethyl- benzene	total Xylenes	MTBE	TBA	TAME	DIPE	ETBE
MDL=	100 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0ug/kg	5.0 ug/kg	20 ug/kg	5.0 ug/kg	5.0 ug/kg	5.0 ug/kg
CB5A-5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB5A-10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB5A-15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB5A-20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB5A-25	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB5A-30	430,000	ND	250	1,100	11,500	26	500	ND	ND	ND
CB5A-35	9,500	ND	160	100	930	ND	ND	ND	ND	ND
CB5A-40	610	ND	ND	ND	ND	ND	ND	ND	ND	ND
CB5A-45	2,000	ND	ND	ND	ND	110	ND	ND	ND	ND
CB5A-49	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

MTBE=Methyl tert-butyl ether  
 DIPE=Di-isopropyl ether  
 ug/kg=microgram per kilogram

TBA=Tert-butyl alcohol  
 ETBE=Ethyl tert-butyl ether  
 mg/kg=milligrams per kilogram

TAME=Tert-amyl methyl ether  
 TPH=Total petroleum hydrocarbons  
 ND= none detected

2008 soil data

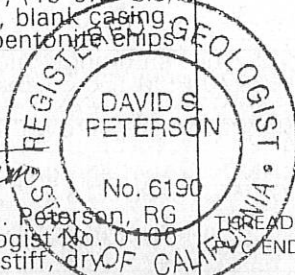
ECONOMY ENVIRONMENTAL, INC.  
LOG OF BORING/WELL COMPLETION

SITE TYPE: MONITORING WELL      SITE ID: GW-2      SHEET 1 OF 2

PROJECT NAME AND SITE LOCATION WINALL NO. 18, VENICE & OVERLAND, CULVER CITY, CA		ELEVATION/ DATUM/ LOCATION WEST SIDE CENTER NEAR UST EXC.	
DRILLING COMPANY GREGG DRILLING & TESTING	DRILLER C. WINEGARNER	DATE AND TIME STARTED 0753 3/6/98	DATE AND TIME COMPLETED 1315 3/6/98
DRILLING EQUIPMENT: METHOD MOBILE B-61		DEPTH/ COMPLETION 70 FEET	NO. OF SAMPLES/ BULK /SS CHEM 13/ PHYS 5
SIZE AND TYPE BIT/DRILLING FLUID HOLLOW STEM AUGER 10-INCH OD		WATER LEVELS DTW 3/10/98 59.53'	LABORATORY C-NEL, P-PTS
SAMPLER HAMMER CONTINUOUS CORE CA SPLIT SPOON		HYDROGEOLOGIST D.S. PETERSON, RG, CHG	CHECKED BY/DATE 4/30/1998

DEPTH (FEET)	USCS SYMB	LITHOLOGIC DESCRIPTION AND COMMENTS	WELL COMPLETION
--0-		0.5 FT OPEN IN PRE-MADE ACCESS	<p>ACCESS BOX SET IN CONCRETE</p> <p>PVC SLIP CAP</p> <p>CEMENT-BENTONITE GROUT</p> <p>4-IN. DIA PVC BLANK CASING SCHD 40</p>
--1-	ML	SANDY SILT SAND with some Asphalt and GRAVEL: Dk. brown, slightly moist, loose. Hand augered/dug.	
--2-			
--3-			
--4-			
--5-			
--6-	SM/ GP	SANDY SILT WITH GRAVEL: Orange brown, sl. moist, loose. (sample interval 5-7.5, blow counts 7-13-18-27-30, recov. 24/30")	
--7-		PID 1.2 PPM (7.5-10, 16-20-23-29-30 24/30"), Lt. yel orange.	
--8-	SP	SAND WITH SOME GRAVEL: Lt. yellowish brown, slightly moist to moist, loose	
--9-		(10-12.5', 29-36-38-43-50/6")	
-10-			
-11-			
-12-			
-13-		PID 2.7 PPM (12.5-15, 29-45-50, 24/30") Lt. brown and gray	
-14-			
-15-			
-16-	SP/ GP	COARSE SAND AND GRAVEL FILL: Lt. gray and Lt. brown, gravel white, slightly moist, loose (15-17.5, 29-36-70-93-101, 27/30")	
-17-		17.5' PID 127 PPM (17.5-20', 4-49-110, 15/30")	
-18-			
-19-			
-20-		20-22.5', 63-120-183, 18/30")	
-21-			
-22-	SP	FINE SAND Olive gray and orange. (22.5-25, 27-33-47-54-90, 30/30")	
-23-			
-24-			
-25-	ML	24.25' SILT: Gray. HC odor.	
-26-	SP	SAND: Lt. yellowish orange, moist, loose. 25' PID 2,470 PPM (25-27.5, 32-57-67-90-94, 27/30")	
-27-			
-28-	ML	SILT: Lt. orange gray/brown. HC odor.	
-29-	SM	SILTY SAND: Brown and gray., sl. moist, loose. (27.5-30', 57-71-90-113-127, 23/30")	
-30-		30' PID 1,819 PPM (30-32.5, 50-63-79-98-104, 30/30")	

DEPTH (FEET)	USCS SYMB	LITHOLOGIC DESCRIPTION AND COMMENTS	WELL COMPLETION-
-31-			
-32-			
-33-	ML	SANDY SILT: Gray, slightly moist, compact. 32.5' PID 0 PPM (32.5-35', 47-60-94-118-180, 16/30") HC odor.	CEMENT-BENTONITE GROUT
-34-			
-35-		35' PID 1.035 PPM (35-37.5', 29-36-54-60-73, 24/30") Color olive brown.	
-36-			
-37-	ML	SILT: Gray. HC odor. (37.5-40', 41-49-61-76-90, 30/30")	
-38-	SM	37.5' FINE SILTY SAND: Yellowish orange, sl. moist, loose.	
-39-			
-40-		40' PID 14.2 PPM (40-42.5', 37-60-97-118-137, 20/30") Color lt. gray to yellow, moist.	
-41-			
-42-		(42.5-45', 70-98-137-160, 24/30")	
-43-		Color lt. orange gray.	
-44-			
-45-		45' PID 128 PPM (45-47.5', 60-98-114-127, 20/30")	BENTONITE SEAL (CHIPS)
-46-	ML	46.5 PID 149 PPM	
-47-	SP	---46.5-47' CLAYEY SILT: Gry(47.5-50', 63-98-118-161, 24/30") SAND: Lt. orange brown, lightly moist, loose.	
-48-			
-49-	ML	SILT: Gray, sl. moist, dense.	
-50-	SM	SILTY SAND: Lt. gray, sl. moist, loose. 50' PID 0 PPM (50-52.5', 40-98-116-139, 27/30")	FILTER PACK MONTEREY SAND #2/12
-51-			
-52-		52.5 PID 0 PPM (52.5-53.5', 12/12")	
-53-	ML	SANDY SILT:(53.5-55', 18/18") Gray, dense, moist.	
-54-	SM	SILTY SAND: Lt. orange and gray, sl. moist, loose.	
-55-		55' PID 0 PPM (55-57.5', 47-70-93-98, 16/24") Color lt. orange yellow. Moist, loose.	4-IN. DIA SCHD 40 PVC 0.010 SLOT SCREEN
-56-			
-57-	ML	57-57.5' SILT: Dk. gray, moist, loose. (57.5-59', 18/18")	
-58-	SM	57.5-58.5' SILTY SAND: Dk. greenish gray and lt. brown.	
-59-	ML	-----58.5-59' SILT: Black, stiff, sl moist.	
-60-	SP	FINE SAND: Lt. brown, moist, loose.	
-61-	SM	FINE TO MEDIUM SILTY SAND: Gray, wet, loose. (60-62.5')	
-62-			
-63-		(62.5-65') Color to medium gray.	
-64-		Completion as well: bottom 70', 0.010 slot screen 20' blank 48.5', (49-0.5' b/c) Schd 40 Thr. PVC cap, screen, blank casing Seal-Hydrated bentonite chips	
-65-		(65-67.5') Some dk. greenish gray silt.	
-66-			
-67-		(67.5-70')	
-68-			
-69-			
-70-	ML	-----SILT: AQUITARD 69.5, Dk. greenish gray, very stiff, dry BORING TERMINATED	TIGREADED END CAP



PAUL LIPINSKI  
 Consulting Ground-Water Hydrologist  
 25521 Calle Begerre  
 Laguna Niguel, CA 92677

BORING/WELL No. GW-3  
 DATE DRILLED 3/6/98

Project Winell 18 Culver City

DEPTH	WELL DETAIL	LITHOLOGIC DESCRIPTION
0		Surface is Concrete ~1 ft. thick. GRAVEL: Greenish Gray (SG 6/1) Backfill material, dry, very loose, no odor.
5		SAND with some SILT; Dark Brown (7.5 YR 4/2). Sample from 5 feet contains trace GRAVEL fragments to 1/2-inch. Sand is very coarse grained, moist, loose, no odor in sample from 5 feet.
10		Some material at 10 feet - no odor. Thin (3-inch) GRAVEL layers at 11 and 14 feet.
15	Bentonite Seal BLANK CASING Bentonite Seal	Some SAND with some SILT in 15-foot sample.
20		GRAVEL: Light gray to Dark Gray. Subrounded to angular granitic rock fragments to 3-inches.
25		SILTY SAND: Dark Greenish Gray (10Y 4/1). Sand is fine-grained and well sorted. Slightly moist, firm, no odor. Silty sand is laminated with Light Brown (7.5 YR 6/4) fine SAND layers less than 0.1-inch thick. No odor in 20-foot sample. SAND: Brown (7.5 YR 5/4). Contact with overlying SILTY SAND is gradational. Sand is fine-grained and well sorted. Slightly moist, loose. Sample from 25 feet has no odor.
30		SILT with some SAND: Olive Gray. Slightly moist, firm, no odor. SILTY SAND: Dark Greenish Gray (10Y 4/1). Some material as described in 20-22 foot section. No odor in sample from 30 feet.
35		SAND: Brown (7.5 YR 5/4). Fine-grained, well sorted. Slightly moist, loose. No odor in 35-foot sample.
40		By 38 feet. SAND is medium-grained and very loose. 40-foot sample has no odor.

LOG CONTINUED ON SHEET 2



DEPTH	WELL DETAIL	LITHOLOGIC DESCRIPTION
<p>40</p> <p>45</p> <p>50</p> <p>55</p> <p>60</p> <p>65</p>	<p>Bentonite Grout</p> <p>SEAL</p> <p>0.010" Well Screen</p> <p>#2/16 Sand</p>	<p>SAND: Brown (7.5 YR 5/4). Medium-grained, well sorted. Slightly moist, loose. No odor in 40-foot sample.</p> <p>No odor in 45-ft sample.</p> <p>Sand is becoming more coarse with depth.</p> <p>6-inch Brown SILT layer from 49.5-50 feet. Sample from 50 feet has no odor.</p> <p>10-inch Dark Brownish Gray SILT layer at 55 feet. Sample has no odor.</p> <p>No odor in 60-foot sample. Water at 60.5 feet.</p> <p>SILT with some CLAY: Dark Greenish Gray, Slightly moist, firm to dense. No odor in 65-ft sample.</p>
<p>70</p> <p>75</p> <p>80</p>		<p>BORING TERMINATED AT 68 FEET</p> <p>Well set at 67.5 feet - 15 feet 0.010" well screen #2/16 sand pack from 51-68 feet Hydrated medium bentonite chips 49-51 feet Enviroplug grout to surface.</p>

ECONOMY ENVIRONMENTAL, INC.  
LOG OF BORING

SITE TYPE	SITE ID
BORING	IB-1

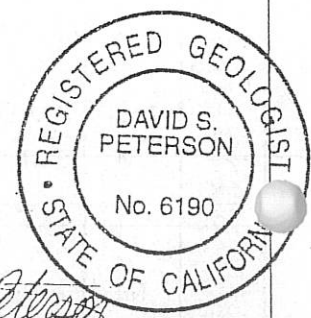
SHEET 1 OF 2

PROJECT NAME AND SITE LOCATION WINALL NO. 18, VENICE & OVERLAND, CULVER CITY, CA		ELEVATION/ DATUM/ LOCATION CENTERLINE BTWN WEST SIDE DISPENSERS	
DRILLING COMPANY GREGG DRILLING & TESTING	DRILLER	DATE AND TIME STARTED 0730 3/10/98	DATE AND TIME COMPLETED 1430 3/10/98
DRILLING EQUIPMENT: METHOD LIMITED ACCESS RIG		DEPTH/ COMPLETION 59 FEET	NO. OF SAMPLES/ BULK /SS CHEM 11
SIZE AND TYPE BIT/DRILLING FLUID HOLLOW STEM AUGER 6-INCH		WATER LEVELS 59 est.	LABORATORY NEL
SAMPLER HAMMER CALIFORNIA SPLIT SPOON-3 x 1.25" SLEEVES		HYDROGEOLOGIST D.S. PETERSON, RG, CHG	CHECKED BY/DATE 4/30/1998

DEPTH (FEET)	USCS SYMB	LITHOLOGIC DESCRIPTION AND COMMENTS
--0-		1' open in premade access (all samples 3 x 6" sleeves)
--1-		
--2-	SM/ GM	SAND AND SILTY SAND WITH GRAVEL-FILL: From former UST excavation backfill. Lt brown, slightly moist, loose.
--3-		
--4-		
--5-		
--6-		
--7-		
--8-		
--9-		
-10-		
-11-		
-12-		
-13-		
-14-		
-15-		
-16-		
-17-		
-18-		
-19-		
-20-		Color change to dk. brown and gray. HC odor.
-21-		20' PID 286 PPM
-22-		
-23-	ML	SILT: Orange to olive gray, slightly moist, loose. HC odor.
-24-		
-25-	ML	SANDY SILT: Lt. orange and gray. HC odor.. 24.5' PID 1,175 PPM
-26-	SM	SILTY VERY FINE SAND: :Lt yellowish orange and gray, slightly moist, loose.
-27-		
-28-		
-29-	ML	27.8' SILT -clayey and sandy, olive gray and brown, slighly moist, dense/ stiff. HC odor
-30-		
		30.5' PID 1,841 PPM



DEPTH (FEET)	USCS SYMB	LITHOLOGIC DESCRIPTION AND COMMENTS
-31-		
-32-	SP	VERY FINE SAND: Lt. yellowish orange. HC odor.
-33-		
-34-	ML	SANDY SILT: Orange and olive gray, slightly moist, dense/med. stiff. HC odor. 33' PID 1,088 PPM
-35-		35' PID 321 PPM
-36-	SP	VERY FINE SAND: Lt. yellowish brown, dry to sl. moist, loose.
-37-	ML	SILT: Olive gray and orange, sl. moist, stiff. 37' PID 52.1 PPM
-38-	SM	SILT AND FINE SAND MIX: Greenish gray and yellowish orange, sl. moist, stiff(silt)/loose(sand).
-39-		
-40-	ML	SILT: Olive gray and orange, sl. moist, dense.
-41-	SP	40.75' FINE SAND: Lt. yellowish gray, sl. moist, loose. 42' PID 26.8 PPM
-42-	ML	42.25-42.5 SILT: Olive gray-lt. orange, msl. moist, stiff.
-43-	SP	42.5-43 SAND: Lt. yellowish orange, sl. moist, loose.
-44-	ML	SILT: Greenish gray, moist, stiff. 43.5' PID 19.4 PPM
-45-	SP	44.75-45.5 SAND: Lt. yellowish orange, sl. moist, loose.
-46-	ML	45.5-46.1 SILT: Greenish gray/orange brown., sl. moist, stiff.
-47-	SP	SAND: Yellowish orange, slightly moist, loose. 46.5 PID 10.7 PPM
-48-		
-49-		
-50-		
-51-		51' PID 5.5 PPM
-52-	ML	SILT: Brown change to blue gray., sl. moist, dense,
-53-		
-54-	SM	53.75-54.5 SAND AND SILT MIX: Yellowish olive gray, sl. moist, loose.
-55-	SP	SAND: Olive gray inc. to orange. slightly moist, loose. Grain size increases with depth.
-56-		56' PID 0.7 PPM
-57-		
-58-		
-59-	▽	BORING TERMINATED AT 59 FEET BLS Hole filled with hydrated bentonite chips.
-60-		
-61-		
-62-		
-63-		
-64-		
-65-		
-66-		
-67-		
-68-		
-69-		
-70-		



*David S. Peterson*

David S. Peterson, RG  
 California Certified Hydrogeologist No. 0166

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 Consulting Ground-Water Hydrologist  
 25521 Calle Ber 1998  
 Laguna Niguel, CA 92677

BORING/WELL No. IB-2  
 DATE DRILLED 3/9/98

Project Winall IB Culver City

DEPTH	WELL DETAIL	LITHOLOGIC DESCRIPTION
0		<p>Surface is Concrete with well vault set to about one-foot depth.</p> <p>GRAVELLY SAND: Reddish Brown. Backfill material, has gravel fragments up to 4 inches. Slightly moist, loose, no odor.</p>
5		<p>SAND with trace GRAVEL: Reddish Brown. Sand is very coarse grained; gravel fragments are up to 1-inch in diameter. Slightly moist, very loose</p> <p>Gravel increases to ~10% after ~8 feet. No odor in 10-foot sample.</p>
10		<p>SAND: Reddish Brown. Coarse-grained, moderately well sorted. Slightly moist, loose. Faint odor in sample from 13 feet.</p>
15		<p>GRAVELLY SAND: Brownish Gray. Maximum particle size is about 1/8 inch. Dry, very loose, no odor.</p>
20		<p>SAND with some GRAVEL: Light Gray. Contact with overlying gravelly sand is gradational. Gravel fragments are up to 1-inch diameter.</p>
25		<p>SILTY SAND: Olive Gray with some iron-oxide staining. Slightly moist, firm. Faint odor.</p> <p>---SANDY SILT layer ~8" thick at 24 feet.</p>
30		<p>SAND: Olive Gray. Medium-grained, well sorted. Faint odor</p>
35		<p>SILTY SAND: Olive gray with iron-oxide stains as above.</p>
40		<p>SAND: Yellowish Brown. Fine-grained, well sorted, with some thin SILT laminae.</p> <p>samples show thin (&lt;2 inches) SILT and SANDY SILT layers between 30 and 36 feet.</p>
45		<p>SILT with trace CLAY: Olive Gray. Slightly moist, dense. No odor.</p> <p>SAND: Olive Gray with some iron-oxide staining.</p>

LOG CONTINUED ON SHEET 2

DEPTH	WELL DETAILS	LITHOLOGIC DESCRIPTION
40		SAND: Olive Gray with some iron-oxide staining. Slightly moist. loose. No odor.
45		No odor in 45-ft sample.
48.25		At 48.25 feet: 3-inch thick SILTY SAND/SANDY SILT layer
50		Sand at 50 feet is medium-grained
53		Sand becomes more coarse with depth. color grades to Dark Yellowish Brown by 53 feet.
56.7		At 56.7 feet: Olive Brown SILTY CLAY layer about 2-inches thick.
60		SILTY SAND: Dark Gray. Moist. loose.
61.5		SAND: Olive Gray with oxide staining. No odor in sample from 60 feet. Water encountered at 61.5 feet.
62.5		SILT: Dark Gray. Slightly moist. dense. Sample contains wood fragment.
62.5		BORING TERMINATED AT 62.5 FEET
65		
70		
75		
80		

ECONOMY ENVIRONMENTAL INC.  
LOG OF BORING/WELL COMPLETION

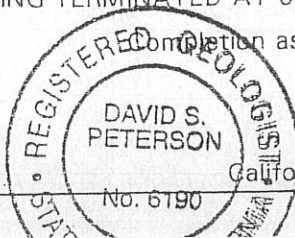
SITE TYPE: MONITORING WELL | SITE ID: GW-1

SHEET 1 OF 2

PROJECT NAME AND SITE LOCATION WINALL NO. 18, VENICE & OVERLAND, CULVER CITY, CA		ELEVATION/ DATUM/ LOCATION NE CORNER OF S/S.	
DRILLING COMPANY GREGG DRILLING & TESTING	DRILLER C. WINEGARNER	DATE AND TIME STARTED 0815 3/9/98	DATE AND TIME COMPLETED 1630 3/6/98
DRILLING EQUIPMENT: METHOD MOBILE B-61		DEPTH/ COMPLETION 65 FEET	NO. OF SAMPLES/ BULK /SS 17 chem, 5 phys
SIZE AND TYPE BIT/DRILLING FLUID HOLLOW STEM AUGER 10-INCH OD FOR WELL		WATER LEVELS DTW 59	LABORATORY ADVANCED TECH. LAB
SAMPLER HAMMER CONTINUOUS CORE/ CA SPLIT SPOON		HYDROGEOLOGIST D.S. PETERSON, RG, CHG	CHECKED BY/DATE 4/17/1998

DEPTH (FEET)	USCS SYMB	LITHOLOGIC DESCRIPTION AND COMMENTS	WELL COMPLETION
--0-		1 FT OPEN IN PRE-MADE ACCESS	<p>ACCESS BOX SET IN CONCRETE</p> <p>PVC SLIP CAP</p> <p>CEMENT-BENTONITE GROUT</p> <p>4-IN. DIA PVC BLANK CASING SCHD 40</p>
--1-	SM	SILTY SAND with some Asphalt and GRAVEL: Brown, slightly moist, loose. Hand augered/dug.	
--2-			
--3-			
--4-			
--5-		(sample interval 5-7.5, blow counts 7-7-9-11, recov.27/30")	
--6-	SP/GP	SAND AND GRAVEL MIX: Orange brown, slightly moist, loose.	
--7-		6.5' PID 0 PPM	
--8-		(7.5-10, 9-12-13-17-19, 15/30"), Lt. yellowish orange.	
--9-			
--10-		10' PID 0 PPM (10-12.5, 17-22-24-27-27, 30/30")	
--11-	SP	SAND WITH SOME GRAVEL: Lt. yellowish brown, slightly moist to moist, loose	
--12-			
--13-		(12.5-15, 23-30-34-41-49, 30/30"), gravel 4 cm, moist.	
--14-	GP	SANDY GRAVEL: Yellowish brown.	
--15-	GC	CLAYEY GRAVEL: Olive gray, PID 2.4 PPM (15-17.5, 17-20-23-32-39, 25")	
--16-	SM	SILTY SAND WITH SOME GRAVEL: Lt. gray and lt. brown, gravel white, slightly moist, loose (17.5-20, 24-29-36-41-57, 24/30"), HC odor	
--17-			
--18-			
--19-			
--20-		20' PID 125 PPM (20-22.5', 29-33-37-40-41, 28/30")	
--21-			
--22-	ML	SANDY SILT: Olive gray and orange. 22' PID 128 PPM(22.5-25, 39-44-60-66-68)	
--23-			
--24-			
--25-		25' PID 31.9 PPM (25-27.5, 19-24-33-47-49, 30/30")	
--26-	SM	SILT AND SAND MIX: Lt. orange brown slightly moist, dense	
--27-	SM	VERY FINE SAND: Lt. yellowish brown, slightly moist, loose.	
--28-	ML	SANDY SILT (27.5-30, 37-60-63-79-81, 24/30")	
--29-			
--30-	SM	VERY FINE SAND: own with clay sections. 30' PID (30-32.5, 17-22-28-33-40, 26/30")	

DEPTH (FEET)	USCS SYMB	LITHOLOGIC DESCRIPTION AND COMMENTS	WELL COMPLETION-
-31-		30.5' PID 0 PPM	
-32-		CLAYEY AND SANDY SILT: Olive gray, slightly moist, compact. 32.5' PID 0 PPM (32.5-35, 28-42-51-70-77, 16/30")	
-33-			CEMENT-BENTONITE GROUT
-34-			
-35-	SM	VERY FINE SILTY SAND: Yellowish orange, slightly moist to dry, loose. 35' PID 0 PPM (35-37, 15-23-28-31, 24/24")	
-36-			
-37-	SP	SAND: Increases from fine to coarse. Lt. gray, sl. moist, loose. (37-39, 23-27-30-36, 24/24")	
-38-			
-39-		(39-40, 20-26, 14")	
-40-		40' PID 0 PPM (40-42', 22-28-31-36, 24/24") Lt. orange and lt. gray color.	
-41-			
-42-		(42-44', 24-31-39-46, 24/24")	
-43-		Color lt. orange brown to lt. yellowish brown.	
-44-		(44-45', 18-27, 12/12")	
-45-		45' PID 0 PPM (45-47', 21-29-36-37, 24/24") Some lt. gray clayey sand.	BENTONITE SEAL (CHIPS)
-46-			
-47-		(47-49', 16-28-37-41, 24/24")	
-48-			
-49-	SM	50.3'-FINE TO MEDIUM SAND WITH CLAYEY SILT SECTIONS: Lt. orange brown, sl. moist, loose. (49-50', 15-26, 12/12")	
-50-		50' PID 0 PPM (50-52', 27-33-40-41, 24/24")	
-51-	ML	CLAYEY SILT: Lt. gray, sl. moist, dense.	FILTER PACK MONTEREY SAND #2/12
-52-		(52-54', 30-46-59-67)	
-53-	SP	FINE SAND: Lt. yellow orange and gray, moist, loose. PID 0 PPM	
-54-	SM	54'-SILTY SAND / BANDED SAND AND SILT SECTIONS (54-55', 20-24, 12/12")	
-55-		55 PID 0 PPM (55-57, 32-39-46-53, 19/24")	
-56-			
-57-		(57-59', 15-23-32-38)	
-58-	ML	57.7'-SANDY SILT: Dk. greenish gray, moist. 58' PID 0 PPM	
-59-	▼	(59-60', 17-19, 9/12") water table	
-60-			
-61-	SM	SAND WITH SOME SILT: Dk. gray, wet. (60-62', 21-30-33-43, 24/24")	
-62-		(62-64', 23-29-36-38, 24/24")	
-63-			
-64-			
-65-	ML	CLAYEY SILT: Dk greenish gray, dense, dry to sl. moist. (64-65', 12/12")	4-IN. DIA SCHD 40 PVC 0.010 SLOT SCREEN
-66-		BORING TERMINATED AT 65 FEET BLS	THREADED PVC END CAP
-67-		Completion as ground-water monitoring well: GW-1	bottom 65' bls 0.010 slot screen 15 feet Schd. 40 4-inch (65-50') blank 39.5 feet (40-0.5' bls)
-68-			Seal-Hydrated bentonite chips
-69-			Sch. 40 4-inch diam. Threaded PVC end cap, screen, and blank
-70-			



*David S. Peterson*

David S. Peterson, RG  
 California Certified Hydrogeologist No. 0166



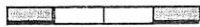


# Venice Boulevard

Overland Avenue

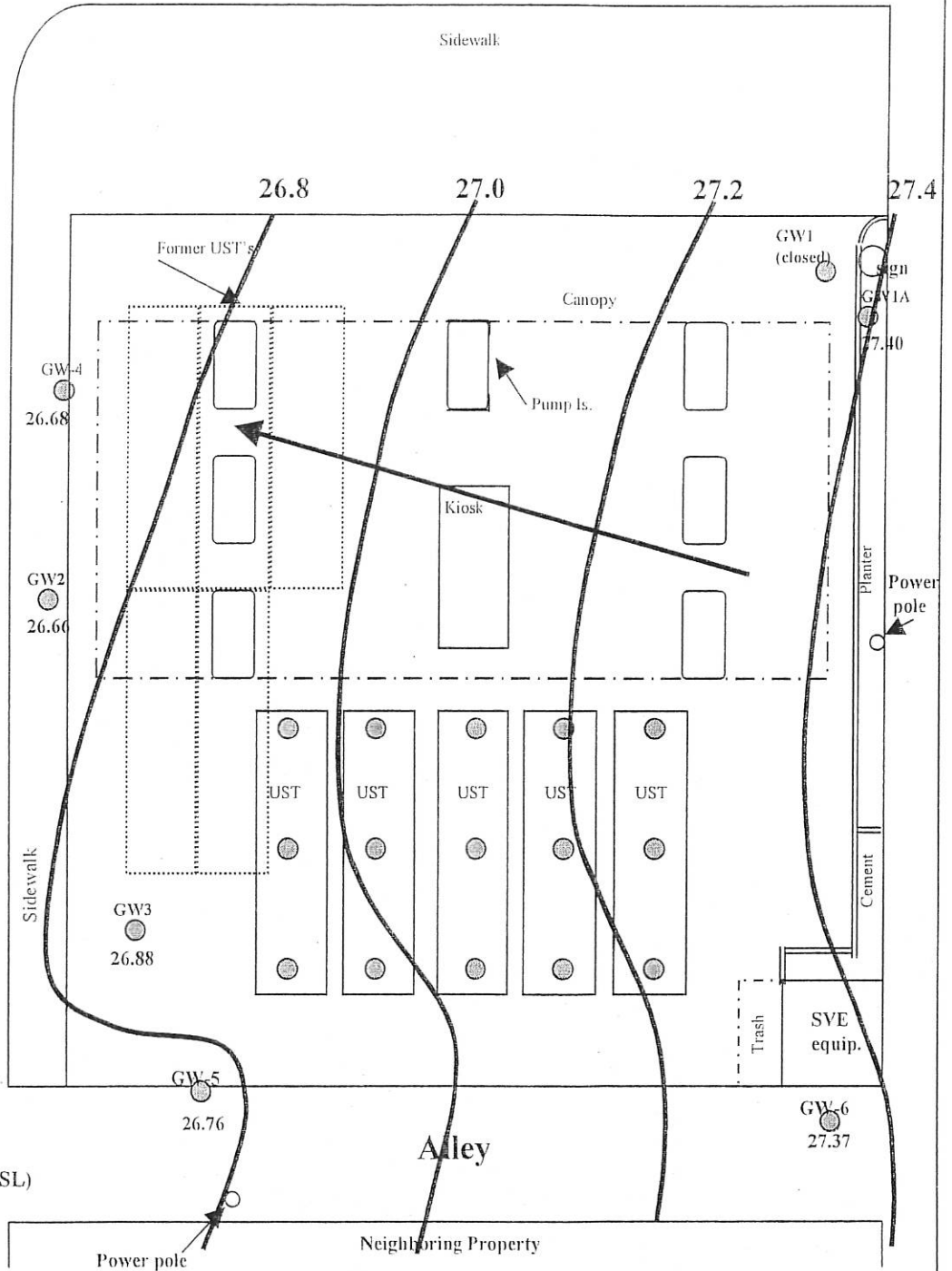
## Legend

20'



Scale  
(approx.)

GW-1  
27.37  
Groundwater Monitoring  
Well Location and  
Groundwater Elevation (feet MSL)



**Economy  
Environmental, Inc.**  
16835 Algonquin Street #624  
Huntington Beach CA 92649  
Carole Haynes (714) 842-3911

Site:  
**Winall No: 18**  
10646 Venice Boulevard  
Culver City, CA  
File No: 96-042 & 90230043

**Groundwater  
Contour Map**  
January 22, 2002

**FIGURE  
3**

Economy Environmental, Inc.

Table 2-Groundwater Elevations & Analytical Data-Winall #18-10646 Venice Bl. Culver City, CA ID#90230043 File#96-042

Well ID GW-1 81.68 (toc)	Date	Depth to Ground Water Elevation (ft)	Ground Water Elevation (ft)	EPA 8015		EPA Method 8020					EPA Method 8260				
				TPHd mg/L MDL	TPHg µg/L 100	Benzene µg/L 0.5	Toluene µg/L 0.5	Ethylbenzene µg/L 0.5	Xylenes µg/L 1	MTBE µg/L 2	MTBE µg/L 1	ETBE µg/L 20	TAME µg/L 20	DIPE µg/L 20	TBA µg/L 50
	3/31/1998	58.15'	23.53'	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4/22/1998	57.57'	24.11'	-	-	-	-	-	-	-	-	-	-	-	-
	5/21/1998	56.49'	25.19	-	-	-	-	-	-	-	-	-	-	-	-
	6/22/1998	56.72'	24.96'	NA	ND	ND	ND	ND	ND	ND	-	ND	ND	ND	ND
	7/18/1998	57.09'	24.59'	-	-	-	-	-	-	-	-	-	-	-	-
	12/16/1998	55.77'	25.91'	NA	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	3/18/1999	56.68'	25.00'	NA	ND	ND	ND	0.6	2	ND	ND	ND	ND	ND	ND
Well Damaged	6/15/1999	55.79'	25.89'	NA	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	10/26/1999	56.24'	25.44	-	-	-	-	-	-	-	-	-	-	-	-
Well Closed	12/8/1999	56.37'	25.31'	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Abbreviations:

MDL= Method detection limit ND = None detected, or less than MDL NA = Not analyzed toc = top of casing  
 TPHd = Total petroleum hydrocarbons as diesel TPHg = Total petroleum hydrocarbons as gasoline  
 TAME = Tertiary amyl methyl ether DIPE = Di-isopropyl ether TBA = Tertiary butanol

gse = ground surface elevation bgs = below ground surface  
 MTBE = Methyl tertiary-butyl ether ETBE = Ethyl tertiary butyl ether  
 - = gauged only



Table 2-Groundwater Elevations & Analytical Data-Winall #18-10646 Venice Bl. Culver City, CA ID#90230043 File#96-042

Well ID GW-1A (82.44) (toc)	Date	Depth to Ground Water Elevation (ft)	Ground Water Elevation (ft)	EPA 8015		EPA Method 8020					EPA Method 8260				
				TPHd mg/L	TPHg µg/L	Benzene µg/L	Toluene µg/L	Ethylbenzene µg/L	Xylenes µg/L	MTBE µg/L	MTBE µg/L	ETBE µg/L	TAME µg/L	DIPE µg/L	TBA µg/L
				MDL	100	0.5	0.5	0.5	1	2	1	20	20	20	50
	12/22/2000	55.27'	unk	NA	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA
	1/23/2001	55.27	27.17	NA	ND	ND	ND	ND	ND	NA	ND	ND	ND	ND	ND
	2/27/2001	55.12	27.32	-	-	-	-	-	-	-	-	-	-	-	-
	3/26/2001	55.01	27.43	-	-	-	-	-	-	-	-	-	-	-	-
	4/24/2001	54.86	27.58	-	-	-	-	-	-	-	-	-	-	-	-
					EPA 8015	EPA Method 8260									
				Units: MDL:	TPHg µg/L	Benzene µg/L	Toluene µg/L	Ethylbenzene µg/L	Xylenes µg/L	-	MTBE µg/L	ETBE µg/L	TAME µg/L	DIPE µg/L	TBA µg/L
					50	0.5-1	0.5-1	0.5-1	1.5	-	1-2	2	2	2	10
	4/26/2001	54.91	27.53	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	5/29/2001	54.83	27.61	-	-	-	-	-	-	-	-	-	-	-	-
	6/27/2001	54.88	27.56	-	-	-	-	-	-	-	-	-	-	-	-
	7/24/2001	54.83	27.61	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	8/26/2001	54.86	27.58	-	-	-	-	-	-	-	-	-	-	-	-
	9/24/2001	54.88	27.56	-	-	-	-	-	-	-	-	-	-	-	-
	10/24/2001	54.89	27.55	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	11/26/2001	54.96	27.48	-	-	-	-	-	-	-	-	-	-	-	-
	12/17/2001	54.99	27.45	-	-	-	-	-	-	-	-	-	-	-	-
	1/22/2002	55.04	27.4	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	2/25/2002	55.13	27.31	-	-	-	-	-	-	-	-	-	-	-	-
	3/25/2002	55.03	27.41	-	-	-	-	-	-	-	-	-	-	-	-
	4/23/2002	54.86	27.58	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	5/28/2002	54.57	27.87	-	-	-	-	-	-	-	-	-	-	-	-
	6/25/2002	54.48	27.96	-	-	-	-	-	-	-	-	-	-	-	-
	7/23/2002	54.52	27.92	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Abbreviations:

MDL= Method detection limit ND = None detected, or less than MDL NA = Not analyzed toc = top of casing gse = ground surface elevation bgs = below ground surface  
 TPHd = Total petroleum hydrocarbons as diesel TPHg = Total petroleum hydrocarbons as gasoline MTBE = Methyl tertiary-butyl ether ETBE = Ethyl tertiary butyl ether  
 TAME = Tertiary amyl methyl ether DIPE = Di-isopropyl ether TBA = Tertiary butanol  
 - = gauged only

Groundwater data

Table 2-Groundwater Elevations & Analytical Data-Winall #18-10646 Venice Bl. Culver City, CA ID#90230043 File#96-042

Well ID GW-1A (82.44) (toc)	Date	Depth to Ground Water (ft)	Ground Water Elevation (ft)	Units: MDL:	EPA Method 8260											
					EPA 8015					EPA Method 8260						
					TPHg µg/L 50	Benzene µg/L 0.5-1	Toluene µg/L 0.5-1	Ethylbenzene µg/L 0.5-1	Xylenes µg/L 1.5	- - -	MTBE µg/L 1-2	ETBE µg/L 2	TAME µg/L 2	DIPE µg/L 2	TBA µg/L 10	
	8/25/2002	54.58	27.86	-	-	-	-	-	-	-	-	-	-	-	-	-
	9/23/2002	54.68	27.76	-	-	-	-	-	-	-	-	-	-	-	-	-
	10/15/2002	54.77	27.67	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND
	11/12/2002	54.81	27.63	-	-	-	-	-	-	-	-	-	-	-	-	-
	12/9/2002	54.92	27.52	-	-	-	-	-	-	-	-	-	-	-	-	-
	1/15/2003	54.87	27.57	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND
	2/10/2003	54.92	27.52	-	-	-	-	-	-	-	-	-	-	-	-	-
	3/10/2003	54.98	27.46	-	-	-	-	-	-	-	-	-	-	-	-	-
	4/15/2003	54.97	27.47	-	ND	ND	ND	ND	-	-	ND	ND	ND	ND	ND	ND
	7/15/2003	54.61	27.83	-	ND	ND	ND	ND	-	-	ND	ND	ND	ND	ND	ND
	10/14/2003	54.59	27.85	-	ND	ND	ND	ND	-	-	ND	ND	ND	ND	ND	ND
	1/13/2004	54.34	28.10	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND
	4/13/2004	54.05	28.39	-	-	-	-	-	-	-	-	-	-	-	-	-
	7/13/2004	53.81	28.63	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND
	10/14/2004	53.65	28.79	-	-	-	-	-	-	-	-	-	-	-	-	-
	1/17/2005	53.33	29.11	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND
	4/12/2005	51.95	30.49	-	NS	NS	NS	NS	NS	-	NS	NS	NS	NS	NS	NS
	7/13/2005	49.72	32.72	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND
	10/12/2005	49.91	32.53	-	NS	NS	NS	NS	NS	-	NS	NS	NS	NS	NS	NS
	1/10/2006	49.65	32.79	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND
	4/19/2006	48.39	34.05	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND
	7/12/2006	49.10	33.34	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND
	10/13/2006	48.79	33.65	-	NS	NS	NS	NS	NS	-	NS	NS	NS	NS	NS	NS
	1/10/2007	48.60	33.84	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND
	4/11/2007	48.48	33.96	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND
	7/10/2007	48.16	34.28	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND

Abbreviations:

MDL = Method detection limit    ND = None detected, or less than MDL    NA = Not analyzed    toc = top of casing    gse = ground surface elevation  
 TPHd = Total petroleum hydrocarbons as diesel    TPHg = Total petroleum hydrocarbons as gasoline    MTBE = Methyl tertiary-butyl ether  
 TAME = Tertiary amyl methyl ether    DIPE = Di-isopropyl ether    TBA = Tertiary butanol    bgs = below ground surface  
 - = gauged only    NS = Not sampled    ETBE = Ethyl tertiary butyl ether

Economy Environmental, Inc.

**Table 2-Groundwater Elevations & Analytical Data-Winall #18-10646 Venice Bl. Culver City, CA ID#90230043 File#96-042**

Well ID GW-1A (82.44) (toc)	Date	Depth to Ground Water (ft)	Ground Water Elevation (ft)	EPA 8015	Benzene µg/L 0.5-1	Toluene µg/L 0.5-1	Ethylbenzene µg/L 0.5-1	Xylenes µg/L 1.5	MTBE µg/L 1-2	ETBE µg/L 2	TAME µg/L 2	DIPE µg/L 2	TBA µg/L 10
				TPHg µg/L 50									
	10/18/2007	46.34	36.1	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS

Well ID GW-2 (81.15) (toc)	Date	Depth to Ground Water (ft)	Ground Water Elevation (ft)	EPA 8015		EPA Method 8020					EPA Method 8260				
				TPHd mg/L MDL	TPHg µg/L 100	Benzene µg/L 0.5	Toluene µg/L 0.5	Ethylbenzene µg/L 0.5	Xylenes µg/L 1	MTBE µg/L 2	MTBE µg/L 1	ETBE µg/L 20	TAME µg/L 20	DIPE µg/L 20	TBA µg/L 50
	3/31/1998	59.12'	20.03'	NA	12	ND	1.5	ND	2.5	ND	ND	ND	ND	ND	ND
	3/31/1998	59.12'	22.03'	NA	11	ND	1.5	ND	2.5	ND	ND	ND	ND	ND	ND
	3/31/1998	59.12'	22.03'	NA	16	ND	2	0.7	3.4	ND	ND	ND	ND	ND	ND
	4/22/1998	58.59'	22.56'	-	-	-	-	-	-	-	-	-	-	-	-
	5/21/1998	57.38'	23.77'	-	-	-	-	-	-	-	-	-	-	-	-
	6/22/1998	57.65'	23.50'		EPA 8015										
	7/18/1998	58.08'	23.07'												
	12/16/1998	56.46'	24.69'	Units:	TPHg µg/L	Benzene µg/L	Toluene µg/L	Ethylbenzene µg/L	Xylenes µg/L	-	MTBE µg/L	ETBE µg/L	TAME µg/L	DIPE µg/L	TBA µg/L
	3/18/1999	56.29'	24.86'	MDL:	50	0.5-1	0.5-1	0.5-1	1.5	-	2	2	2	2	10
	6/15/1999	56.38'	24.77'	NA	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	10/26/1999	56.74'	24.41'	-	-	-	-	-	-	-	-	-	-	-	-
	12/8/1999	56.86'	24.29'	NA	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	1/25/2000	56.77'	24.38'	-	-	-	-	-	-	-	-	-	-	-	-
	3/30/2000	56.30'a	24.85'a	NA	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	4/25/2000	55.82'a	25.33'a	-	-	-	-	-	-	-	-	-	-	-	-
	6/27/2000	55.28'a	25.87'a	NA	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	7/25/2000	54.48'a	26.67'a	-	-	-	-	-	-	-	-	-	-	-	-
	9/27/2000	55.31'a	25.84'a	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	10/31/2000	55.25'a	25.90'a	-	-	-	-	-	-	-	-	-	-	-	-
	12/22/2000	54.35'a	26.80'a	NA	ND	ND	ND	ND	ND	-	NA	NA	NA	NA	NA
	1/23/2001	54.35	26.46	NA	ND	ND	ND	ND	ND	-	NA	NA	NA	NA	NA
	2/27/2001	54.18	26.63	-	-	-	-	-	-	-	-	-	-	-	-
	3/26/2001	54.14	26.67	-	-	-	-	-	-	-	-	-	-	-	-
	4/24/2001	54.02	26.79	-	-	-	-	-	-	-	-	-	-	-	-

Abbreviations:

MDL = Method detection limit ND = None detected, or less than MDL NA = Not analyzed toc = top of casing  
 TPHd = Total petroleum hydrocarbons as diesel TPHg = Total petroleum hydrocarbons as gasoline  
 TAME = Tertiary amyl methyl ether DIPE = Di-isopropyl ether TBA = Tertiary butanol a=approximate

gse = ground surface elevation  
 MTBE = Methyl tertiary-butyl ether

bgs = below ground surface  
 ETBE = Ethyl tertiary butyl ether

Economy Environmental, Inc.

Table 2-Groundwater Elevations & Analytical Data-Winall #18-10646 Venice Bl. Culver City, CA ID#90230043 File#96-042

Well ID GW-2 (toc) (80.81)	Date	Depth to Ground Water Elevation (ft)	Ground Water Elevation (ft)	Units: MDL:	EPA Method 8260										
					TPHg µg/L 50	Benzene µg/L 0.5-1	Toluene µg/L 0.5-1	Ethylbenzene µg/L 0.5-1	Xylenes µg/L 1.5	-	MTBE µg/L 2	ETBE µg/L 2	TAME µg/L 2	DIPE µg/L 2	TBA µg/L 10
	4/26/2001	54.12	26.69	NA	ND<100	ND<0.5	ND<0.5	ND<0.5	ND<1.5	-	ND<1	ND<5	ND<5	ND<5	ND<5
	5/29/2001	53.99	26.82	-	-	-	-	-	-	-	-	-	-	-	-
	6/27/2001	54.08	26.73	-	-	-	-	-	-	-	-	-	-	-	-
	7/24/2001	54.05	26.76	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	8/26/2001	53.9	26.91	-	-	-	-	-	-	-	-	-	-	-	-
	9/24/2001	54.07	26.74	-	-	-	-	-	-	-	-	-	-	-	-
	10/23/2001	54.06	26.75	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	11/26/2001	54.08	26.73	-	-	-	-	-	-	-	-	-	-	-	-
	12/17/2001	54.13	26.68	-	-	-	-	-	-	-	-	-	-	-	-
	1/22/2002	54.15	26.66	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	2/25/2002	54.24	26.57	-	-	-	-	-	-	-	-	-	-	-	-
	3/25/2002	54.04	26.77	-	-	-	-	-	-	-	-	-	-	-	-
	4/23/2002	53.6	27.21	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	5/28/2002	53.53	27.28	-	-	-	-	-	-	-	-	-	-	-	-
	6/25/2002	53.49	27.32	-	-	-	-	-	-	-	-	-	-	-	-
	7/23/2002	52.87	27.94	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	8/25/2002	53.36	27.45	-	-	-	-	-	-	-	-	-	-	-	-
	9/23/2002	53.54	27.27	-	-	-	-	-	-	-	-	-	-	-	-
	10/15/2002	53.69	27.12	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	11/12/2002	53.7	27.11	-	-	-	-	-	-	-	-	-	-	-	-
	12/9/2002	53.9	26.91	-	-	-	-	-	-	-	-	-	-	-	-
	1/15/2003	53.88	26.93	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	2/10/2003	53.9	26.91	-	-	-	-	-	-	-	-	-	-	-	-
	3/10/2003	53.94	26.87	-	-	-	-	-	-	-	-	-	-	-	-
	4/16/2003	53.94	26.87	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND

Abbreviations:

MDL = Method detection limit ND = None detected, or less than MDL NA = Not analyzed toc = top of casing gse = ground surface elevation bgs = below ground surface  
 TPHd = Total petroleum hydrocarbons as diesel TPHg = Total petroleum hydrocarbons as gasoline MTBE = Methyl tertiary-butyl ether ETBE = Ethyl tertiary butyl ether  
 TAME = Tertiary amyl methyl ether DIPE = Di-isopropyl ether TBA = Tertiary butanol  
 - = gauged only

Economy Environmental, Inc.

Table 2-Groundwater Elevations & Analytical Data-Winall #18-10646 Venice Bl. Culver City, CA ID#90230043 File#96-042

Well ID GW-2 (toc) (80.81)	Date	Depth to Ground Water (ft)	Ground Water Elevation (ft)	EPA Method 8260									
				EPA 8015 TPHg µg/L 50	Benzene µg/L 0.5-1	Toluene µg/L 0.5-1	Ethybenzene µg/L 0.5-1	Xylenes µg/L 1.5	MTBE µg/L 1-2	ETBE µg/L 2	TAME µg/L 2	DIPE µg/L 2	TBA µg/L 10
	7/15/2003	53.68	27.13	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/14/2003	53.54	27.27	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/13/2004	53.19	27.62	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4/13/2004	52.94	27.87	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7/13/2004	52.73	28.08	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/14/2004	52.54	28.27	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/17/2005	52.34	28.47	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4/12/2005	50.81	30.00	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7/13/2005	49.43	31.38	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/12/2005	48.59	32.22	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/10/2006	48.99	31.82	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4/19/2006	48.25	32.56	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7/12/2006	47.78	33.03	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/13/2006	47.47	33.34	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/10/2007	47.27	33.54	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4/11/2007	47.15	33.66	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7/10/2007	46.98	33.83	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/18/2007	45.56	35.25	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Abbreviations:

MDL = Method detection limit ND = None detected, or less than MDL NA = Not analyzed toc = top of casing  
 TPHd = Total petroleum hydrocarbons as diesel TPHg = Total petroleum hydrocarbons as gasoline  
 TAME = Tertiary amyl methyl ether DIPE = Di-isopropyl ether TBA = Tertiary butanol  
 - = gauged only

gse = ground surface elevation bgs = below ground surface  
 MTBE = Methyl tertiary-butyl ether ETBE = Ethyl tertiary butyl ether

Table 2-Groundwater Elevations & Analytical Data-Winall #18-10646 Venice Bl. Culver City, CA ID#90230043 File#96-042

Well ID GW-3 (81.48) (toc)	Date	Depth to Ground Water Elevation (ft)	Ground Water Elevation (ft)	EPA 8015		EPA Method 8020					EPA Method 8260				
				TPHd mg/L MDL	TPHg µg/L 100	Benzene µg/L 0.5	Toluene µg/L 0.5	Ethylbenzene µg/L 0.5	Xylenes µg/L 1	MTBE µg/L 2	MTBE µg/L 1	ETBE µg/L 20	TAME µg/L 20	DIPE µg/L 20	TBA µg/L 50
				NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
3/31/1998	59.11	22.37	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
3/31/1998	59.11	22.37	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
4/22/1998	58.51	22.97	-	-	-	-	-	-	-	-	-	-	-	-	
5/21/1998	57.37	24.11	-	-	-	-	-	-	-	-	-	-	-	-	
6/22/1998	57.59	23.89	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
7/18/1998	58.02	23.46	-	-	-	-	-	-	-	-	-	-	-	-	
12/16/1998	56.51	24.97	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
3/18/1999	56.38	25.1	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
6/15/1999	56.55	24.93	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
10/26/1999	56.87	24.61	-	-	-	-	-	-	-	-	-	-	-	-	
12/8/1999	56.60'	24.88	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
1/25/2000	56.90'	24.58	-	-	-	-	-	-	-	-	-	-	-	-	
3/30/2000	56.47	25.01	NA	540	ND	ND	ND	ND	ND	-	1,100	ND	ND	ND	
4/25/2000	56.00'	25.48	-	-	-	-	-	-	-	-	-	-	-	-	
6/27/2000	55.41	26.07	NA	ND	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	
7/25/2000	55.06	26.42	-	-	-	-	-	-	-	-	-	-	-	-	
9/27/2000	55.43	26.05	-	ND	3.1	2.1	ND	1.8	-	2,000	ND	ND	ND	600	
10/31/2000	55.02	26.46	-	-	-	-	-	-	-	-	-	-	-	-	
12/22/2000	54.9	26.58	NA	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	
1/23/2001	54.9	26.61	NA	ND	ND	ND	ND	ND	NA	2	ND	ND	ND	ND	
2/27/2001	54.72	26.79	-	-	-	-	-	-	-	-	-	-	-	-	
3/26/2001	54.57	26.94	-	-	-	-	-	-	-	-	-	-	-	-	
4/24/2001	54.46	27.05	-	-	-	-	-	-	-	-	-	-	-	-	

Abbreviations:

MDL = Method detection limit ND = None detected, or less than MDL NA = Not analyzed toc = top of casing gse = ground surface elevation bgs = below ground surface  
 TPHd = Total petroleum hydrocarbons as diesel TPHg = Total petroleum hydrocarbons as gasoline MTBE = Methyl tertiary-butyl ether ETBE = Ethyl tertiary butyl ether  
 TAME = Tertiary amyl methyl ether DIPE = Di-isopropyl ether TBA = Tertiary butanol



Economy Environmental, Inc.

Table 2-Groundwater Elevations & Analytical Data-Winall #18-10646 Venice Bl. Culver City, CA ID#90230043 File#96-042

Well ID GW-3 (toc) (81.51)	Date	Depth to Ground Water (ft)	Ground Water Elevation (ft)	Units: MDL:	EPA 8015		EPA Method 8260								
					TPHg µg/L 50	Benzene µg/L 0.5-1	Toluene µg/L 0.5-1	Ethylbenzene µg/L 0.5-1	Xylenes µg/L 1.5	- -	MTBE µg/L 2	ETBE µg/L 2	TAME µg/L 2	DIPE µg/L 2	TBA µg/L 10
	4/26/2001	54.55	26.96	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	5/29/2001	54.33	27.18	-	-	-	-	-	-	-	-	-	-	-	-
	6/27/2001	54.37	27.14	-	-	-	-	-	-	-	-	-	-	-	-
	7/24/2001	54.31	27.2	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	8/26/2001	54.57	26.94	-	-	-	-	-	-	-	-	-	-	-	-
	9/24/2001	54.38	27.13	-	-	-	-	-	-	-	-	-	-	-	-
	10/23/2001	54.45	27.06	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	11/26/2001	54.5	27.01	-	-	-	-	-	-	-	-	-	-	-	-
	12/17/2001	54.54	26.97	-	-	-	-	-	-	-	-	-	-	-	-
	1/22/2002	54.63	26.88	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	2/25/2002	54.67	26.84	-	-	-	-	-	-	-	-	-	-	-	-
	3/25/2002	54.47	27.04	-	-	-	-	-	-	-	-	-	-	-	-
	4/23/2002	54.16	27.35	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	5/28/2002	54.2	27.31	-	-	-	-	-	-	-	-	-	-	-	-
	6/25/2002	54.08	27.43	-	-	-	-	-	-	-	-	-	-	-	-
	7/23/2002	54.14	27.37	-	ND	ND	ND	ND	ND	-	78	ND	ND	ND	ND
	8/25/2002	53.96	27.55	-	-	-	-	-	-	-	-	-	-	-	-
	9/23/2002	54.25	27.25	-	-	-	-	-	-	-	-	-	-	-	-
	10/15/2002	54.24	27.27	-	ND	ND	1	ND	ND	-	43	ND	ND	ND	130
	11/12/2002	54.29	27.22	-	-	-	-	-	-	-	-	-	-	-	-
	12/9/2002	54.49	27.02	-	-	-	-	-	-	-	-	-	-	-	-
	1/15/2003	54.47	27.04	-	ND	ND	ND	ND	ND	-	1.9	ND	ND	ND	ND
	2/10/2003	54.49	27.02	-	-	-	-	-	-	-	-	-	-	-	-
	3/10/2003	54.53	26.98	-	-	-	-	-	-	-	-	-	-	-	-
	4/15/2003	54.50'	27.01	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND

Abbreviations:

MDL = Method detection limit ND = None detected, or less than MDL NA = Not analyzed toc = top of casing gse = ground surface elevation bgs = below ground surface  
 TPHd = Total petroleum hydrocarbons as diesel TPHg = Total petroleum hydrocarbons as gasoline MTBE = Methyl tertiary-butyl ether ETBE = Ethyl tertiary butyl ether  
 TAME = Tertiary amyl methyl ether DIPE = Di-isopropyl ether TBA = Tertiary butanol  
 - = gauged only

Economy Environmental, Inc.

**Table 2-Groundwater Elevations & Analytical Data-Winall #18-10646 Venice Bl. Culver City, CA ID#90230043 File#96-042**

Well ID GW-3 (toc) (81.51)	Date	Depth to Ground Water Elevation (ft)	Ground Water Elevation (ft)	EPA 8015	EPA Method 8260									
				TPHg µg/L	Benzene µg/L	Toluene µg/L	Ethylbenzene µg/L	Xylenes µg/L	MTBE µg/L	ETBE µg/L	TAME µg/L	DIPE µg/L	TBA µg/L	
				50	0.5-1	0.5-1	0.5-1	1.5	1-2	2	2	2	10	
	7/15/2003	54.25	27.26	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/14/2003	54.11	27.4	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/13/2004	53.73	27.78	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4/13/2004	53.51	28.00'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7/13/2004	53.29	28.22	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/14/2004	53.09	28.42	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/17/2005	53.81	27.7	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4/12/2005	51.35	30.16	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7/13/2005	49.86	31.65	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/12/2005	49.15	32.36	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/10/2006	48.41	33.1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4/19/2006	48.65	31.86	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7/12/2006	48.35	33.16	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/13/2006	48.05	33.46	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/10/2007	47.87	33.64	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4/11/2007	47.76	33.75	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7/11/2007	47.55	33.96	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/18/2007	46.13	35.38	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Abbreviations:

MDL = Method detection limit ND = None detected, or less than MDL NA = Not analyzed toc = top of casing  
 TPHd = Total petroleum hydrocarbons as diesel TPHg = Total petroleum hydrocarbons as gasoline gse = ground surface elevation bgs = below ground surface  
 TAME = Tertiary amyl methyl ether DIPE = Di-isopropyl ether TBA = Tertiary butanol MTBE = Methyl tertiary-butyl ether ETBE = Ethyl tertiary butyl ether  
 - = gauged only

Table 2-Groundwater Elevations & Analytical Data-Winall #18-10646 Venice Bl. Culver City, CA ID#90230043 File#96-042

Well ID GW-4 (toc) (81.33)	Date	Depth to Ground Water (ft)	Ground Water Elevation (ft)	Units: MDL:	EPA 8015	EPA Method 8020					EPA Method 8260				
					TPHg µg/L 50	Benzene µg/L 0.5-1	Toluene µg/L 0.5-1	Ethylbenzene µg/L 0.5-1	Xylenes µg/L 1.5	-	-	MTBE µg/L 1-2	ETBE µg/L 2	TAME µg/L 2	DIPE µg/L 2
	12/16/1998	56.59	24.74	NA	ND	ND	ND	ND	ND	-	5***	ND	ND	ND	ND
	3/18/1999	56.43	24.9	NA	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	6/15/1999	56.56	24.77	NA	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	10/26/1999	56.88	24.45	-	-	-	-	-	-	-	-	-	-	-	-
	12/8/1999	57.03	24.3	NA	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	1/25/2000	56.93	24.4	-	-	-	-	-	-	-	-	-	-	-	-
	3/30/2000	56.64'a	24.69a	NA	ND	ND	1	0.7	1.2	-	ND	ND	ND	ND	ND
	4/25/2000	56.13'a	25.20a	-	-	-	-	-	-	-	-	-	-	-	-
	6/27/2000	55.63'a	25.70a	NA	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	7/25/2000	54.70'a	26.63a	-	-	-	-	-	-	-	-	-	-	-	-
	9/27/2000	55.58'a	25.75a	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	10/31/2000	55.57'a	25.76a	-	-	-	-	-	-	-	-	-	-	-	-
	12/22/2000	54.47a	26.96a	NA	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	1/23/2001	54.47	26.55	NA	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	2/27/2001	54.36	26.97	-	-	-	-	-	-	-	-	-	-	-	-
	3/26/2001	54.28	26.74	-	-	-	-	-	-	-	-	-	-	-	-
	4/24/2001	54.22	26.8	-	-	-	-	-	-	-	-	-	-	-	-
	4/26/2001	54.27	26.75	NA	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	5/29/2001	54.18	26.84	-	-	-	-	-	-	-	-	-	-	-	-
	6/27/2001	54.26	26.76	-	-	-	-	-	-	-	-	-	-	-	-
	7/24/2001	54.19	26.83	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	8/26/2001	54.01	27.01	-	-	-	-	-	-	-	-	-	-	-	-
	9/24/2001	54.21	26.81	-	-	-	-	-	-	-	-	-	-	-	-
	10/23/2001	54.24	26.78	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND
	11/26/2001	54.19	26.83	-	-	-	-	-	-	-	-	-	-	-	-

Abbreviations:

MDL = Method detection limit ND = None detected, or less than MDL NA = Not analyzed toc = top of casing gse = ground surface elevation bgs = below ground surface  
 TPHd = Total petroleum hydrocarbons as diesel TPHg = Total petroleum hydrocarbons as gasoline MTBE = Methyl tertiary-butyl ether ETBE = Ethyl tertiary butyl ether  
 TAME = Tertiary amyl methyl ether DIPE = Di-isopropyl ether TBA = Tertiary butanol  
 - = gauged only a=approximate

Economy Environmental, Inc.

Table 2-Groundwater Elevations & Analytical Data-Winall #18-10646 Venice Bl. Culver City, CA ID#90230043 File#96-042

Well ID GW-4 (toc) (81.33)	Date	Depth to Ground Water (ft)	Ground Water Elevation (ft)	Units: MDL:	EPA 8015					EPA Method 8260						
					TPH <sub>d</sub>	Benzene	Toluene	Ethylbenzene	Xylenes	-	MTBE	ETBE	TAME	DIPE	TBA	
					µg/L 50	µg/L 0.5-1	µg/L 0.5-1	µg/L 0.5-1	µg/L 1.5	-	µg/L 1-2	µg/L 2	µg/L 2	µg/L 2	µg/L 10	
	12/17/2001	54.33	26.69	-	-	-	-	-	-	-	-	-	-	-	-	
	1/22/2002	54.34	26.68	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	
	2/25/2002	54.42	26.6	-	-	-	-	-	-	-	-	-	-	-	-	
	3/25/2002	54.24	26.78	-	-	-	-	-	-	-	-	-	-	-	-	
	4/23/2002	53.57	27.45	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	
	5/28/2002	53.66	27.36	-	-	-	-	-	-	-	-	-	-	-	-	
	6/25/2002	53.72	27.3	-	-	-	-	-	-	-	-	-	-	-	-	
	7/23/2002	53.35	27.67	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	
	8/25/2002	53.57	27.45	-	-	-	-	-	-	-	-	-	-	-	-	
	9/23/2002	53.73	27.29	-	-	-	-	-	-	-	-	-	-	-	-	
	10/15/2002	53.9	27.12	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	
	11/12/2002	53.9	27.12	-	-	-	-	-	-	-	-	-	-	-	-	
	12/9/2002	54.12	26.9	-	-	-	-	-	-	-	-	-	-	-	-	
	1/15/2003	54.03	26.99	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	
	2/10/2003	54.12	26.9	-	-	-	-	-	-	-	-	-	-	-	-	
	3/10/2003	54.13	26.89	-	-	-	-	-	-	-	-	-	-	-	-	
	4/16/2003	54.16	26.86	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	
	7/15/2003	53.84	27.18	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	
	10/14/2003	53.78	27.24	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	
	1/13/2004	53.19	27.83	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	
	4/13/2004	53.15	27.87	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	
	7/13/2004	52.95	28.38	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	
	10/14/2004	52.60	28.73	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	
	1/17/2005	52.45	28.88	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	
	4/12/2005	51.02	30.31	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	

Abbreviations: MDL= Method detection limit ND = None detected, or less than MDL NA = Not analyzed toc = top of casing gse = ground surface elevation bgs = below ground surface  
 TPH<sub>d</sub> = Total petroleum hydrocarbons as diesel TPH<sub>g</sub> = Total petroleum hydrocarbons as gasoline MTBE = Methyl tertiary-butyl ether ETBE = Ethyl tertiary butyl ether  
 TAME = Tertiary amyl methyl ether DIPE = Di-isopropyl ether TBA = Tertiary butanol  
 - = gauged only

Economy Environmental, Inc.

Table 2-Groundwater Elevations & Analytical Data-Winall #18-10646 Venice Bl. Culver City, CA ID#90230043 File#96-042

Well ID GW-4 (toc) (81.33)	Date	Depth to Ground Water Elevation (ft)	Ground Water Elevation (ft)	EPA Mtheod 8260										
				EPA 8015										
				TPHg µg/L 50	Benzene µg/L 0.5-1	Toluene µg/L 0.5-1	Ethylbenzene µg/L 0.5-1	Xylenes µg/L 1.5	MTBE µg/L 1-2	ETBE µg/L 2	TAME µg/L 2	DIPE µg/L 2	TBA µg/L 10	
	7/13/2005	49.25	32.08	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/12/2005	48.75	32.58	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/10/2006	48.59	32.74	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4/19/2006	48.25	33.08	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7/12/2006	47.96	33.37	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/13/2006	47.63	33.70	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/10/2007	47.45	33.88	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4/11/2007	47.63	33.70	210	0.65	22	5.70	53	ND	ND	ND	ND	ND	ND
	7/10/2007	47.13	34.20	58	ND	ND	ND	0.50	ND	ND	ND	ND	ND	ND
	10/18/2007	45.76	35.57	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Economy Environmental, Inc.

Table 2-Groundwater Elevations & Analytical Data-Winall #18-10646 Venice Bl. Culver City, CA ID#90230043 File#96-042

Well ID GW-5 (toc) (81.34)	Date	Depth to Ground Water Elevation (ft)	Ground Water Elevation (ft)	Units: MDL:	EPA 8015		EPA Method 8260									
					TPHg µg/L 50	Benzene µg/L 0.5-1	Toluene µg/L 0.5-1	Ethylbenzene µg/L 0.5-1	Xylenes µg/L 1.5	- - -	MTBE µg/L 1-2	ETBE µg/L 2	TAME µg/L 2	DIPE µg/L 2	TBA µg/L 10	
	8/26/2001	54.2	27.14	-	-	-	-	-	-	-	-	-	-	-	-	-
	9/10/2001	54.42	26.92	-	ND	ND	21	ND	ND	-	ND	ND	ND	ND	ND	ND
	9/24/2001	54.44	26.9	-	-	-	-	-	-	-	-	-	-	-	-	-
	10/23/2001	54.44	26.9	-	ND	ND	14	ND	ND	-	ND	ND	ND	ND	ND	ND
	11/26/2001	54.53	26.81	-	-	-	-	-	-	-	-	-	-	-	-	-
	12/17/2001	54.54	26.8	-	-	-	-	-	-	-	-	-	-	-	-	-
	1/23/2002	54.58	26.76	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND
	2/25/2002	54.61	26.73	-	-	-	-	-	-	-	-	-	-	-	-	-
	3/25/2002	54.45	26.89	-	-	-	-	-	-	-	-	-	-	-	-	-
	4/23/2002	54.27	27.07	-	ND	ND	6.8	ND	ND	-	ND	ND	ND	ND	ND	ND
	5/28/2002	53.82	27.52	-	-	-	-	-	-	-	-	-	-	-	-	-
	6/25/2002	53.77	27.57	-	-	-	-	-	-	-	-	-	-	-	-	-
	7/24/2002	53.88	27.46	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND
	8/25/2002	53.83	27.51	-	-	-	-	-	-	-	-	-	-	-	-	-
	9/23/2002	53.89	27.45	-	-	-	-	-	-	-	-	-	-	-	-	-
	10/15/2002	54.35	26.99	-	ND	ND	1.1	ND	ND	-	490	ND	ND	ND	ND	410
	11/12/2002	54.33	27.01	-	-	-	-	-	-	-	-	-	-	-	-	-
	12/9/2002	54.55	26.79	-	-	-	-	-	-	-	-	-	-	-	-	-
	1/15/2003	54.5	26.84	-	ND	ND	ND	ND	ND	-	89	ND	ND	ND	ND	18
	2/10/2003	54.55	26.79	-	-	-	-	-	-	-	-	-	-	-	-	-
	3/10/2003	54.57	26.77	-	-	-	-	-	-	-	-	-	-	-	-	-
	4/15/2003	54.39	26.95	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND
	7/15/2003	54.2	27.14	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND
	10/14/2003	54.09	27.25	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND
	1/14/2004	53.38	27.96	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND
	4/13/2004	53.54	27.80	-	ND	ND	ND	ND	ND	-	ND	ND	ND	ND	ND	ND

Abbreviations:

MDL= Method detection limit ND = None detected, or less than MDL NA = Not analyzed toc = top of casing gse = ground surface elevation bgs = below ground surface  
 TPHd = Total petroleum hydrocarbons as diesel TPHg = Total petroleum hydrocarbons as gasoline MTBE = Methyl tertiary-butyl ether ETBE = Ethyl tertiary butyl ether  
 TAME = Tertiary amyl methyl ether DIPE = Di-isopropyl ether TBA = Tertiary butanol  
 - = gauged only

Economy Environmental, Inc.

Table 2-Groundwater Elevations & Analytical Data-Winall #18-10646 Venice Bl. Culver City, CA ID#90230043 File#96-042

Well ID GW-5 (toc) (81.34)	Date	Depth to Ground Water Elevation (ft)	Ground Water Elevation (ft)	EPA Method 8260									
				EPA 8015 TPHg µg/L 50	Benzene µg/L 0.5-1	Toluene µg/L 0.5-1	Ethylbenzene µg/L 0.5-1	Xylenes µg/L 1.5	MTBE µg/L 1-2	ETBE µg/L 2	TAME µg/L 2	DIPE µg/L 2	TBA µg/L 10
	7/13/2004	53.34	28	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/14/2004	53.56	27.78	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/17/2005	52.85	28.49	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4/12/2005	51.44	29.9	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7/14/2005	50.03	31.31	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/12/2005	49.31	32.03	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/10/2006	49.13	32.21	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4/19/2006	48.83	32.51	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	7/12/2006	48.56	32.78	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/13/2006	48.26	33.08	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/10/2007	48.06	33.28	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4/11/2007	47.95	33.39	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7/11/2007	47.77	33.57	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/18/2007	46.50	34.84	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Abbreviations:

MDL = Method detection limit    ND = None detected, or less than MDL    NA = Not analyzed    toc = top of casing    gse = ground surface elevation    bgs = below ground surface  
 TPHd = Total petroleum hydrocarbons as diesel    TPHg = Total petroleum hydrocarbons as gasoline    MTBE = Methyl tertiary-butyl ether    ETBE = Ethyl tertiary butyl ether  
 TAME = Tertiary amyl methyl ether    DIPE = Di-isopropyl ether    TBA = Tertiary butanol  
 - = gauged only



Economy Environmental, Inc.

Table 2-Groundwater Elevations & Analytical Data-Winall #18-10646 Venice Bl. Culver City, CA ID#90230043 File#96-042

Well ID GW-6 (toc) (81.47)	Date	Depth to Ground Water (ft)	Ground Water Elevation (ft)	Units: MDL:	EPA 8015	EPA Method 8260										
					TPHg µg/L 50	Benzene µg/L 0.5-1	Toluene µg/L 0.5-1	Ethylbenzene µg/L 0.5-1	Xylenes µg/L 1.5	-	MTBE µg/L 1-2	ETBE µg/L 2	TAME µg/L 2	DIPE µg/L 2	TBA µg/L 10	
	9/10/2001	53.96	27.51	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	9/24/2001	53.97	27.50	-	-	-	-	-	-	-	-	-	-	-	-	-
	10/24/2001	53.99	27.48	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	11/26/2001	54.05	27.42	-	-	-	-	-	-	-	-	-	-	-	-	-
	12/17/2001	54.10	27.37	-	-	-	-	-	-	-	-	-	-	-	-	-
	1/23/2002	54.10	27.37	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	2/25/2002	54.17	27.30	-	-	-	-	-	-	-	-	-	-	-	-	-
	3/25/2002	54.08	27.39	-	-	-	-	-	-	-	-	-	-	-	-	-
	4/23/2002	53.92	27.55	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	5/28/2002	53.49	27.98	-	-	-	-	-	-	-	-	-	-	-	-	-
	6/25/2002	53.44	28.03	-	-	-	-	-	-	-	-	-	-	-	-	-
	7/24/2002	53.63	27.84	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	8/25/2002	53.58	27.89	-	-	-	-	-	-	-	-	-	-	-	-	-
	9/23/2002	53.84	27.63	-	-	-	-	-	-	-	-	-	-	-	-	-
	10/15/2002	53.70	27.77	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	11/12/2002	53.92	27.55	-	-	-	-	-	-	-	-	-	-	-	-	-
	12/9/2002	53.96	27.51	-	-	-	-	-	-	-	-	-	-	-	-	-
	1/15/2003	54.18	27.29	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	2/10/2003	53.96	27.51	-	-	-	-	-	-	-	-	-	-	-	-	-
	3/10/2003	54.00	27.47	-	-	-	-	-	-	-	-	-	-	-	-	-
	4/16/2003	53.95	27.52	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7/15/2003	53.77	27.70	-	-	-	-	-	-	-	-	-	-	-	-	-
	10/14/2003	53.45	28.02	-	100	ND	60	ND	ND	ND	ND	ND	ND	ND	ND	ND
	11/5/2003	53.35	28.12	-	ND	ND	3.3	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/14/2004	53.58	27.89	-	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4/13/2004	53.15	28.32	-	-	-	-	-	-	-	-	-	-	-	-	-

Abbreviations: MDL= Method detection limit ND = None detected, or less than MDL NA = Not analyzed toc = top of casing gse = ground surface elevation bgs = below ground surface  
 TPHd = Total petroleum hydrocarbons as diesel TPHg = Total petroleum hydrocarbons as gasoline MTBE = Methyl tertiary-butyl ether ETBE = Ethyl tertiary butyl ether  
 TAME = Tertiary amyl methyl ether DIPE = Di-isopropyl ether TBA = Tertiary butanol  
 - = gauged only

Economy Environmental, Inc.

Table 2-Groundwater Elevations & Analytical Data-Winall #18-10646 Venice Bl. Culver City, CA ID#90230043 File#96-042

Well ID GW-6 (toc) (81.47)	Date	Depth to Ground Water (ft)	Ground Water Elevation (ft)	EPA Method 8260										
				EPA 8015 TPHg µg/L 50	Benzene µg/L 0.5-1	Toluene µg/L 0.5-1	Ethylbenzene µg/L 0.5-1	Xylenes µg/L 1.5	MTBE µg/L 1-2	ETBE µg/L 2	TAME µg/L 2	DIPE µg/L 2	TBA µg/L 10	
	7/13/2004	53.11	28.36	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/14/2004	52.92	28.55	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/17/2005	52.66	28.81	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4/12/2005	51.10	30.37	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	7/14/2005	49.7	31.77	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/12/2005	49.05	32.42	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	1/10/2006	49.03	32.44	ND	ND	4.5	ND	ND	ND	ND	ND	ND	ND	ND
	4/19/2006	48.42	33.05	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	7/13/2006	48.01	33.46	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/13/2006	47.79	33.68	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	1/10/2007	47.62	33.85	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	4/11/2007	47.55	33.92	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	7/11/2007	47.31	34.16	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/18/2007	45.41	36.06	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS

Abbreviations:

MDL= Method detection limit    ND = None detected, or less than MDL    NA = Not analyzed    toc = top of casing  
 TPHd = Total petroleum hydrocarbons as diesel    TPHg = Total petroleum hydrocarbons as gasoline    gse = ground surface elevation    bgs = below ground surface  
 TAME = Tertiary amyl methyl ether    DIPE = Di-isopropyl ether    TBA = Tertiary butanol    MTBE = Methyl tertiary-butyl ether    ETBE = Ethyl tertiary butyl ether  
 - = gauged only    NS= Not sampled

Economy Environmental, Inc.  
 16835 Algonquin St.  
 Huntington Beach CA. 92649

Project: WOC-18-CC  
 Project Number: T200061  
 Project Manager: Carol Haynes

Reported:  
 02/11/02 10:19

**GW-1**  
**T200061-02 (Water)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Di-isopropyl ether	ND	2.0	ug/l	1	2012402	01/24/02	01/29/02	EPA 8260B	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	10	"	"	"	"	"	"	
Benzene	ND	1.0	"	"	"	"	"	"	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Economy Environmental, Inc.  
16835 Algonquin St.  
Huntington Beach CA, 92649

Project: WOC-18-CC  
Project Number: T200061  
Project Manager: Carol Haynes

Reported:  
02/11/02 10:19

**GW-1**  
**T200061-02 (Water)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

1,1-Dichloropropene	ND	5.0	ug/l	1	2012402	01/24/02	01/29/02	EPA 8260B	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	1.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	1.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	2.0	"	"	"	"	"	"	
o-Xylene	ND	1.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		103 %		86-115	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		93.0 %		86-115	"	"	"	"	
Surrogate: Dibromofluoromethane		116 %		86-118	"	"	"	"	

SunStar Laboratories, Inc.

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Economy Environmental, Inc.  
16835 Algonquin St.  
Huntington Beach CA, 92649

Project: WOC-18-CC  
Project Number: T200061  
Project Manager: Carol Haynes

Reported:  
02/11/02 10:19

**GW-1**  
**T200061-02 (Water)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Purgeable Petroleum Hydrocarbons by 8015**

Gasoline Range Hydrocarbons	ND	50	ug/l	1	2012404	01/29/02	01/29/02	EPA 8015B	
Surrogate: 4-Bromofluorobenzene		94.4 %	65-135		"	"	"	"	

Economy Environmental, Inc.  
 16835 Algonquin St.  
 Huntington Beach CA, 92649

Project: WOC-18-CC  
 Project Number: T200061  
 Project Manager: Carol Haynes

Reported:  
 02/11/02 10:19

**GW-2**  
**T200061-03 (Water)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

**Volatile Organic Compounds by EPA Method 8260B**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Di-isopropyl ether	ND	2.0	ug/l	1	2012402	01/24/02	01/29/02	EPA 8260B	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	10	"	"	"	"	"	"	
Benzene	ND	1.0	"	"	"	"	"	"	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Economy Environmental, Inc.  
16835 Algonquin St.  
Huntington Beach CA. 92649

Project: WOC-18-CC  
Project Number: T200061  
Project Manager: Carol Haynes

Reported:  
02/11/02 10:19

**GW-2**  
**T200061-03 (Water)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>SunStar Laboratories, Inc.</b>									
<b>Volatile Organic Compounds by EPA Method 8260B</b>									
1,1-Dichloropropene	ND	5.0	ug/l	1	2012402	01/24/02	01/29/02	EPA 8260B	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	1.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	1.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	2.0	"	"	"	"	"	"	
o-Xylene	ND	1.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		102 %		86-115	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		89.2 %		86-115	"	"	"	"	
Surrogate: Dibromofluoromethane		112 %		86-118	"	"	"	"	

SunStar Laboratories, Inc.

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**From:** "L.A. County - Office of The Assessor" <helpdesk@assessor.lacounty.gov>  
**To:** <jhuang@waterboards.ca.gov>  
**Date:** 3/25/2008 11:37 AM  
**Subject:** RE: Public Inquiry Form

Per our records, the owner of this property is:  
Keeler, Laurine  
Mail: 530 S Mapleton Dr; Los Angeles CA 90024-1811

Assessor Helpdesk

do

-----Original Message-----

From: jhuang@waterboards.ca.gov [mailto:jhuang@waterboards.ca.gov]  
Sent: Monday, March 24, 2008 3:17 PM  
To: L.A. County - Office of The Assessor  
Subject: Public Inquiry Form

Name: Huang, Jay  
Business Name: Regional Water Quality Control Board

Address: 320 West 4th street, suite 200

Los Angeles, CA 90013

Email: jhuang@waterboards.ca.gov

Phone: 2135766711

Fax: 2135766700

Situs: 10646 Venice Boulevard

Culver City , CA 90232

AIN: 4208-009-050

Company Name:

Routing Index:

Comments: As a representative of the Regional Water Quality Control Board - Los Angeles Region, I request the property owner name, company (if any), and mailing address for the subject site in support of our Leaking Underground Storage Tank Program.

# Handler Profile

[Home](#) | [Search](#) | [Handler Profile](#)

CAC002585295 - CULVER CENTER PARTNERS

Status: **INACTIVE**



Powered by Esri

**ID Number Profile**

ID Number: CAC002585295  
 Facility Name: CULVER CENTER PARTNERS  
 ID Number Status: **INACTIVE (expired: 16/8/2005)**  
 ID Type: TEMPORARY  
 ID Category: STATE  
 Entity Types: GENERATOR  
 Issued Date: 22/12/2004  
 Last Updated: 16/8/2005

**Facility Address**

10704 VENICE BLVD  
 CULVER CITY, CA 90232  
 LOS ANGELES County  
 (34.018574, -118.406995)

**Mailing Address**

3851 OVERLAND AVE STE B  
 CULVER CITY, CA 90232

**Owner**

**CULVER CENTER PARTNERS**  
 3851 OVERLAND AVE STE B  
 CULVER CITY, CA 90232  
 (310) 253-9998

**Contact**

**SIMON RUBINSTEIN**  
 3851 OVERLAND AVE STE B  
 CULVER CITY, CA 90232  
 (310) 253-9998

**CalEnviroScreen 4.0 Results**

**Census Tract:** 6037271802 (Population: 5644)  
 The results for each indicator range from 0-100 and represent the percentile ranking of census tract 6037271802 relative to other census tracts.

Overall Percentiles		Environmental Effects	
CalEnviroScreen:	35	Cleanup Sites:	0
Pollution Burden:	47	Groundwater Threats:	2
Population Characteristics:	29	Hazardous Waste:	36
		Solid Waste:	26

**NAICS Codes**

**Annual ID Number Verification History**

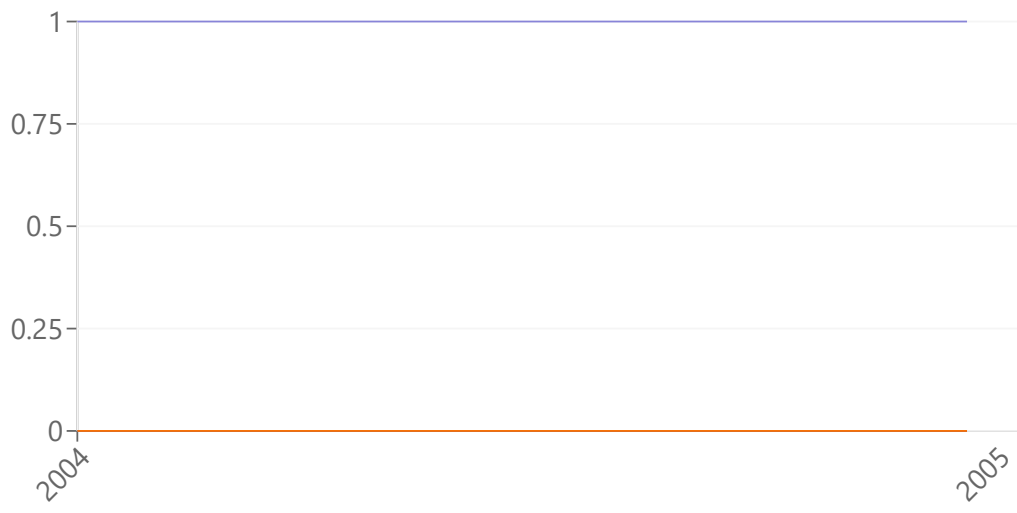
Year	Status	Method	VQ Number	Verification Results	Completion Date	Search Criteria
No results found for your search criteria.						

Page Size: 10 | 0 to 0 of 0 | Page 0 of 0

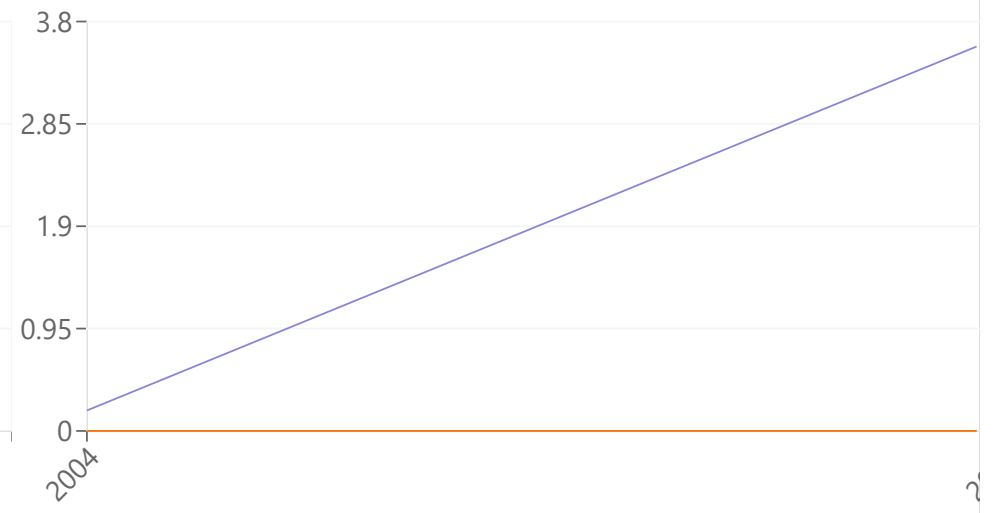
Manifests



Manifest Per Year by Handler Type



Tonnage Handled Per Year by Handler Type



Manifest Counts and Total Tonnage

Export CSV

Year	Generator		Transporter		TSDf	
	Count	Tons	Count	Tons	Count	Tons
2005	1	3.8	0	0	0	0
2004	1	0.19	0	0	0	0

Waste Code Matrix



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# Handler Profile

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CAL000065746 - SAYEGH TIRE INC IV

Status: **INACTIVE**



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<p><b>ID Number Profile</b></p> <p>ID Number: CAL000065746                  Facility Name: SAYEGH TIRE INC IV                  ID Number Status: <b>INACTIVE (expired: 30/6/2004)</b>                  ID Type: PERMANENT                  ID Category: STATE                  Entity Types:                  Issued Date: 24/2/1992                  Last Updated: 27/9/2005</p>	<p><b>Facility Address</b></p> <p>10704 VENICE BLVD                  CULVER CITY, CA 90232                  LOS ANGELES County                  (34.018574, -118.406995)</p>	<p><b>Mailing Address</b></p> <p>10704 VENICE BLVD                  CULVER CITY, CA 90232</p>
---	--	---

<p><b>Owner</b></p> <p><b>HANI SAYEGH</b>                  --                  --, 99 --                  (000) 000-0000</p>	<p><b>Contact</b></p> <p><b>SAMIR SAYEGH - OWNER/VP</b>                  10704 VENICE BL                  CULVER CITY, CA 90230                  (310) 559-2490</p>
--	---

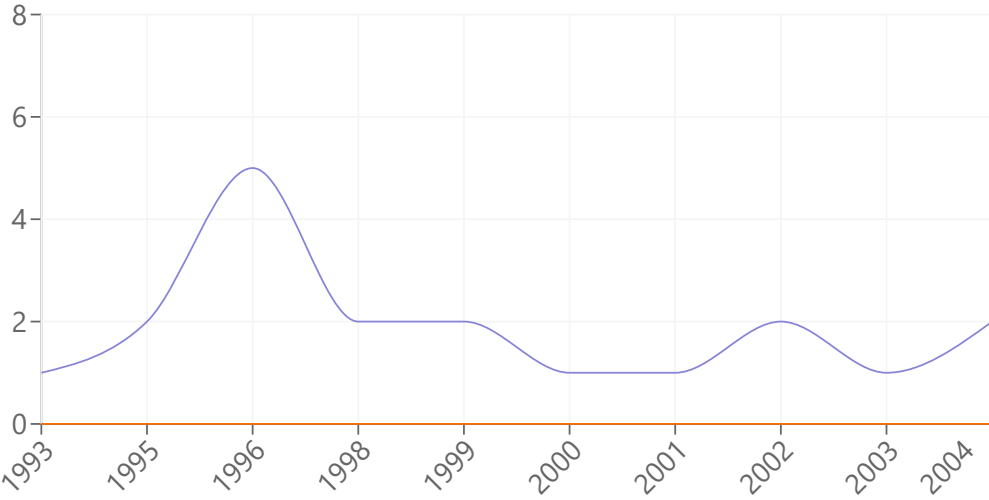
<p><b>CalEnviroScreen 4.0 Results</b></p> <p><b>Census Tract:</b> 6037271802 (Population: 5644)                  The results for each indicator range from 0-100 and represent the percentile ranking of census tract 6037271802 relative to other census tracts.</p> <table border="0"> <tr> <td><b>Overall Percentiles</b></td> <td></td> <td><b>Environmental Effects</b></td> <td></td> </tr> <tr> <td>CalEnviroScreen:</td> <td style="text-align: right;">35</td> <td>Cleanup Sites:</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Pollution Burden:</td> <td style="text-align: right;">47</td> <td>Groundwater Threats:</td> <td style="text-align: right;">2</td> </tr> <tr> <td>Population Characteristics:</td> <td style="text-align: right;">29</td> <td>Hazardous Waste:</td> <td style="text-align: right;">36</td> </tr> <tr> <td></td> <td></td> <td>Solid Waste:</td> <td style="text-align: right;">26</td> </tr> </table>	<b>Overall Percentiles</b>		<b>Environmental Effects</b>		CalEnviroScreen:	35	Cleanup Sites:	0	Pollution Burden:	47	Groundwater Threats:	2	Population Characteristics:	29	Hazardous Waste:	36			Solid Waste:	26	<p><b>NAICS Codes</b></p>
<b>Overall Percentiles</b>		<b>Environmental Effects</b>																			
CalEnviroScreen:	35	Cleanup Sites:	0																		
Pollution Burden:	47	Groundwater Threats:	2																		
Population Characteristics:	29	Hazardous Waste:	36																		
		Solid Waste:	26																		

**Annual ID Number Verification History**

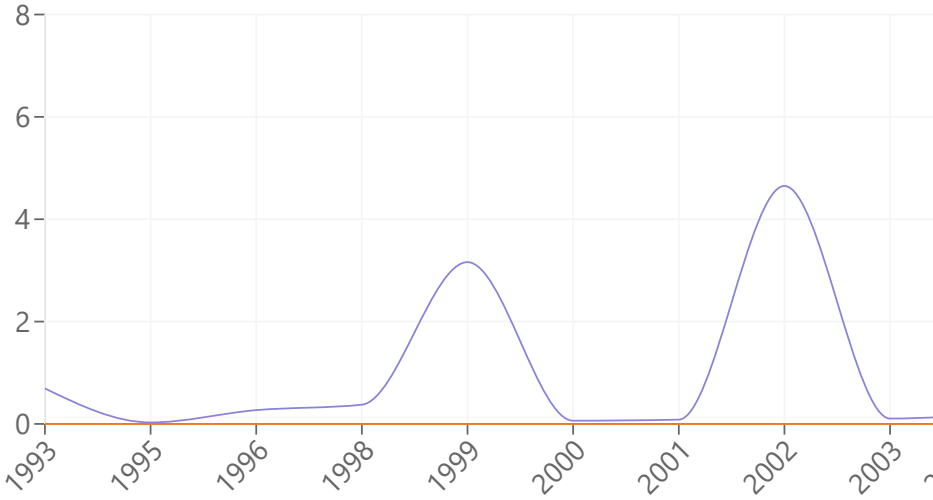
Year	Status	Method	VQ Number (eVQ)	Completion Date	Signed E
2005		PAPER		9/27/2005	
2004		PAPER		3/7/2005	
2003		PAPER		10/23/2003	
2002		PAPER		11/27/2002	
2001		PAPER		3/14/2002	
2000		PAPER		3/14/2002	
1999		PAPER		3/14/2002	

Manifests

Manifest Per Year by Handler Type



Tonnage Handled Per Year by Handler Type



Manifest Counts and Total Tonnage

Export CSV

Year	Generator		Transporter		TSDF	
	Count	Tons	Count	Tons	Count	Tons
2004	2	0.21	0	0	0	0
2003	1	0.105	0	0	0	0
2002	2	4.65016	0	0	0	0
2001	1	0.084	0	0	0	0
2000	1	0.063	0	0	0	0
1999	2	3.16142	0	0	0	0
1998	2	0.37576	0	0	0	0
1996	5	0.26971	0	0	0	0
1995	2	0.0288	0	0	0	0
1993	1	0.693	0	0	0	0

Waste Code Matrix



## Property Information

Order Number:	24020700266p
Date Completed:	February 7, 2024
Project Number:	2402070
Project Property:	2402070_ESA_10646-10602 Venice Blvd, Los Angeles, CA 10646-10602 Venice Blvd Culver City CA 90232
Coordinates:	
Latitude:	34.01871175
Longitude:	-118.4062043
UTM Northing:	3765122.19145 Meters
UTM Easting:	370163.646844 Meters
UTM Zone:	UTM Zone 11S
Elevation:	83.55 ft
Slope Direction:	S

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Hydrologic Information.....	4
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Wells and Additional Sources.....	15
Summary.....	16
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The ERIS **Physical Setting Report - PSR** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

### Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.





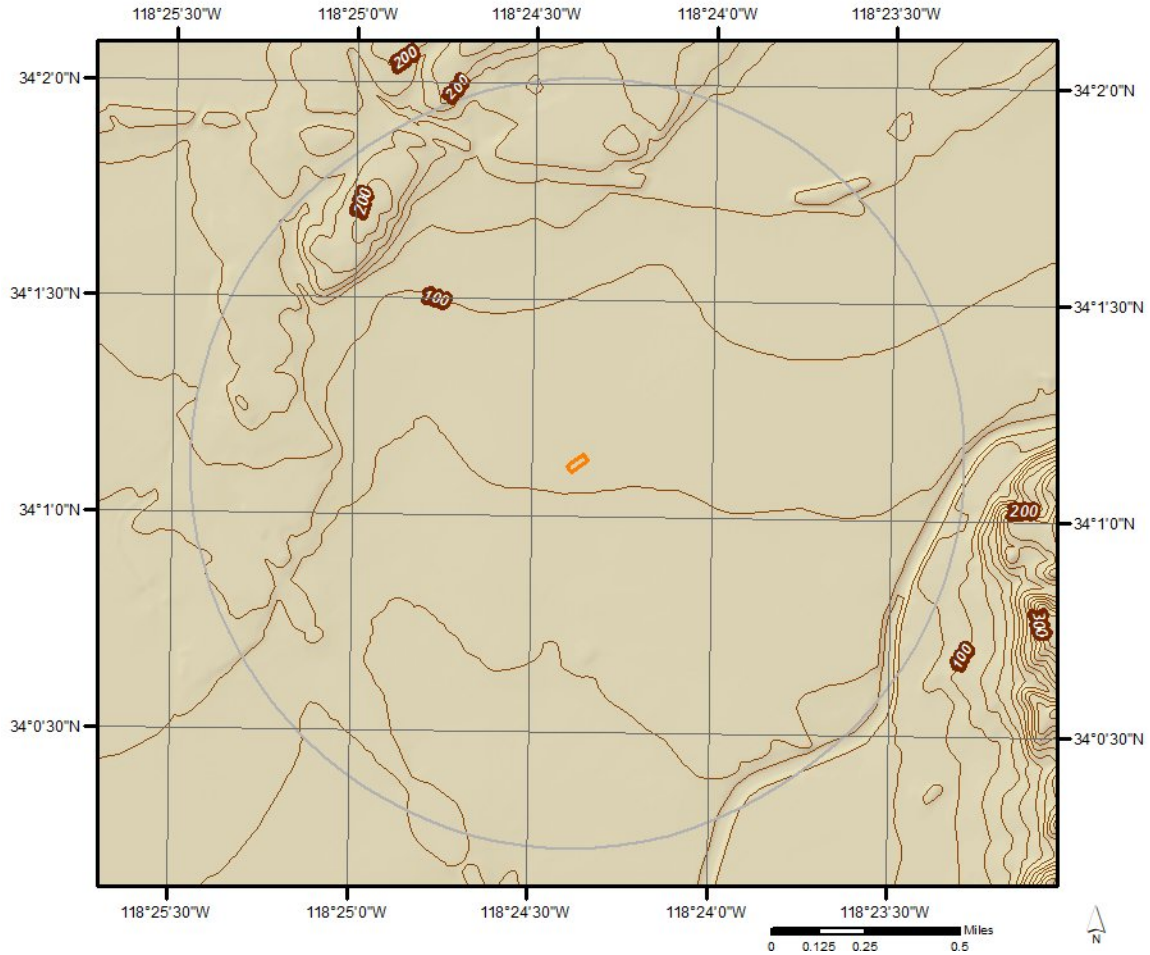


# Topographic Information

The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

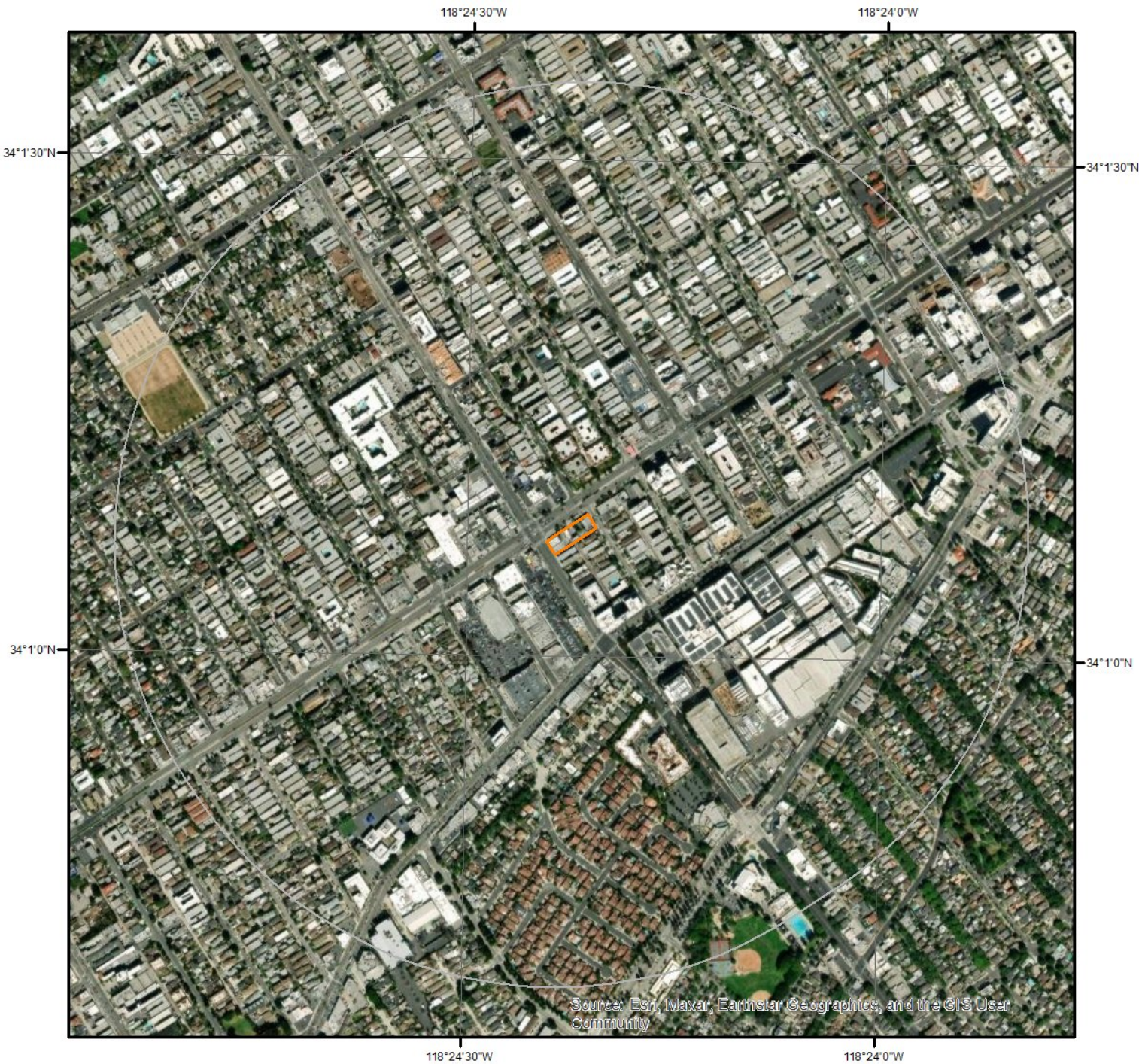
Topographic information at project property:

Elevation: 83.55 ft  
Slope Direction: S





# Hydrologic Information





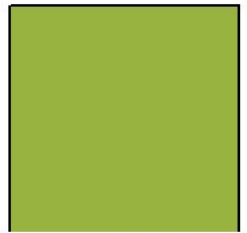
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

## Wetland



This map shows wetland existence using data from US Fish & Wildlife. Data coverage is shown to the right. Gray indicates no data available in the area.

- |   |   |
|---|---|
|  Estuarine and Marine Deepwater    |  Freshwater Pond |
|  Estuarine and Marine Wetland      |  Lake            |
|  Freshwater Emergent Wetland       |  Other           |
|  Freshwater Forested/Shrub Wetland |  Riverine        |









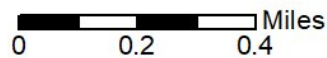
# Hydrologic Information








## Flood Hazard Zones

This map shows FEMA flood hazard zones based on FEMA's National Flood Hazard Layer. FIRM Panels are overlaid. An absent FIRM panel represents no data available.

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard



-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee
-  Area with Risk Due to Levee
-  Open Water

Quadrangle(s): Beverly Hills, CA



## Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below. For detailed Zone descriptions please click the link: <https://floodadvocate.com/fema-zone-definitions>

---

Available FIRM Panels in area: 06037C1595G(effective:2018-12-21)

---

### **Flood Zone X-12**

Zone: X  
Zone subtype: AREA OF MINIMAL FLOOD HAZARD



## Hydrologic Information

### FEMA Flood Zone Definitions

#### Special Flood Hazard Areas – High Risk

Special Flood Hazard Areas represent the area subject to inundation by 1-percent-annual chance flood. Structures located within the SFHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory flood insurance purchase requirements apply in these zones.

ZONE	DESCRIPTION
A	Areas subject to inundation by the 1-percent-annual-chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.
AE, A1-A30	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones. (Zone AE is used on new and revised maps in place of Zones A1–A30.)
AH	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are 1–3 feet. BFEs derived from detailed hydraulic analyses are shown in this zone.
AO	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are 1–3 feet. Average flood depths derived from detailed hydraulic analyses are shown within this zone.
AR	Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection.
A99	Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may be used only when the flood protection system has reached specified statutory progress toward completion. No BFEs or flood depths are shown.

#### Coastal High Hazard Areas – High Risk

Coastal High Hazard Areas (CHHA) represent the area subject to inundation by 1-percent-annual chance flood, extending from offshore to the inland limit of a primary front dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Structures located within the CHHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory purchase requirements apply in these zones.

ZONE	DESCRIPTION
V	Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed coastal analyses have not been performed, no BFEs or flood depths are shown.
VE, V1-V30	Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. BFEs derived from detailed hydraulic coastal analyses are shown within these zones. (Zone VE is used on new and revised maps in place of Zones V1–V30.)

## Hydrologic Information

### Moderate and Minimal Risk Areas

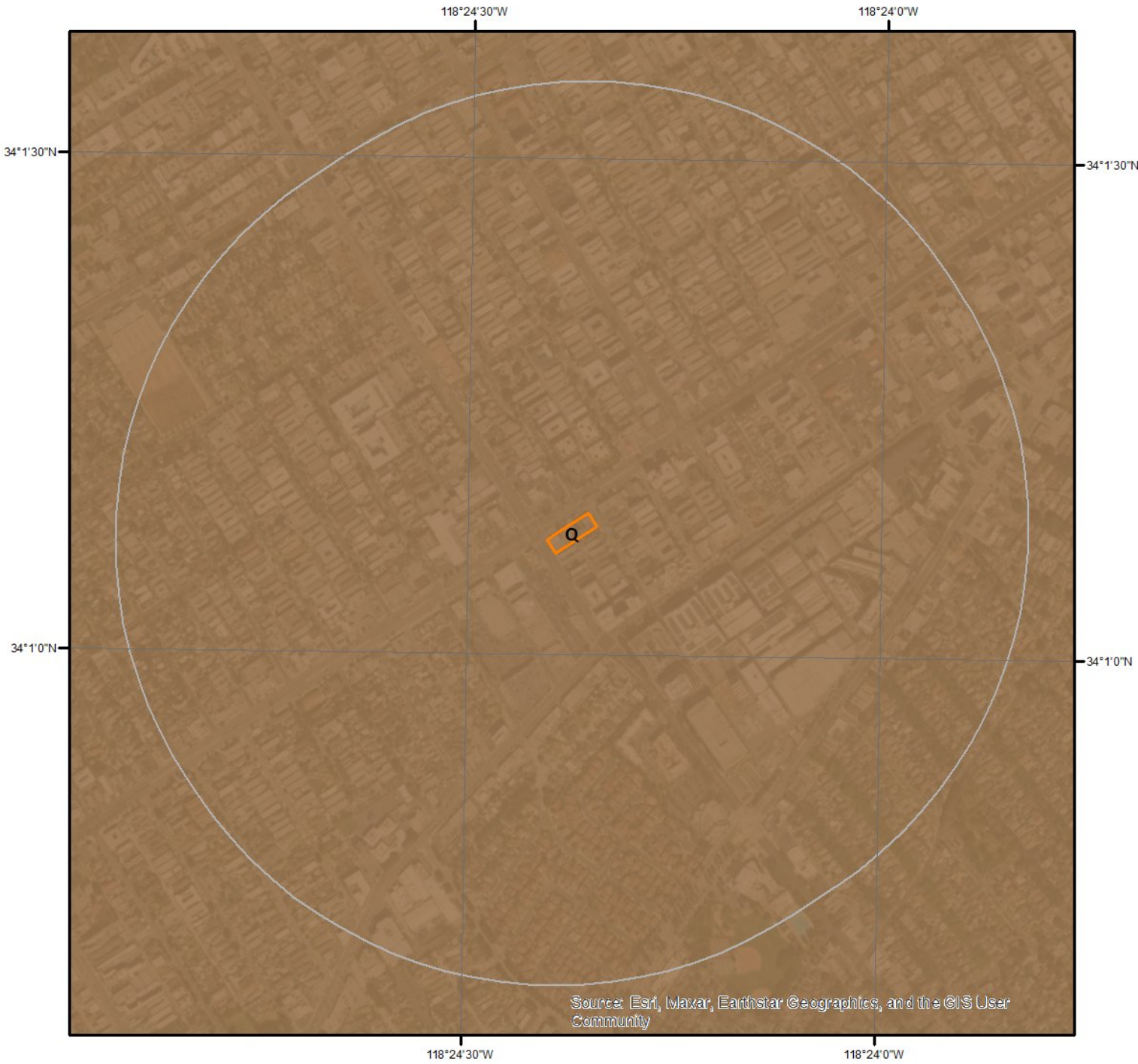
Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local stormwater drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities, but is not required by regulation in these zones. Nearly 25-percent of all flood claims filed are for structures located within these zones.

ZONE	DESCRIPTION
B, X (shaded)	Moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee. No BFEs or base flood depths are shown within these zones. (Zone X (shaded) is used on new and revised maps in place of Zone B.)
C, X (unshaded)	Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)

### Undetermined Risk Areas

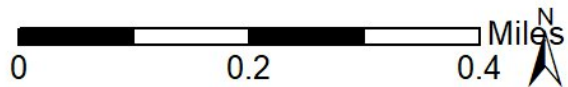
ZONE	DESCRIPTION
D	Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

# Geologic Information



## Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.





## Geologic Information

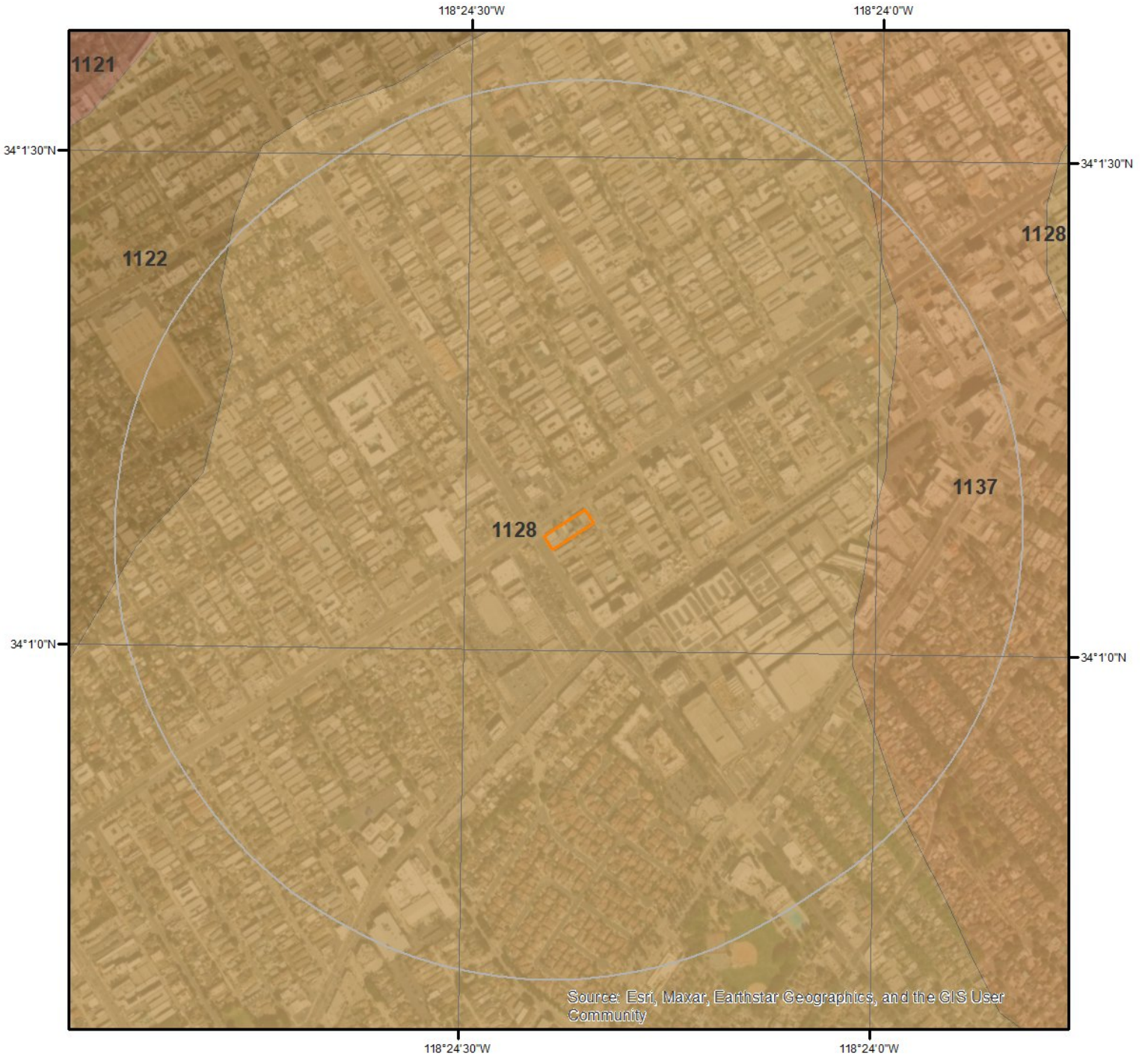
The previous page shows USGS geology information. Detailed information about each unit is provided below.

---

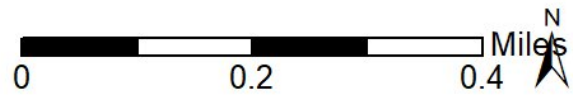
### Geologic Unit Q

Unit Name:	Quaternary alluvium and marine deposits
Unit Age:	Pliocene to Holocene
Primary Rock Type:	alluvium
Secondary Rock Type:	terrace
Unit Description:	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast.

# Soil Information



## SSURGO Soils



This map shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.



## Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

---

### Map Unit 1122 (5.91%)

Map Unit Name: Urban land-Pierview complex, 0 to 5 percent slopes

Bedrock Depth - Min:

Watertable Depth - Annual Min:

Drainage Class - Dominant:

Hydrologic Group - Dominant:

Major components are printed below

#### Pierview(20%)

horizon ^A(0cm to 6cm)	Loam
horizon ^Cu(6cm to 28cm)	Loam
horizon Bt1(28cm to 90cm)	Loam
horizon Bt2(90cm to 170cm)	Clay loam
horizon Bt3(170cm to 200cm)	Loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 1122 - Urban land-Pierview complex, 0 to 5 percent slopes

Component: Urban land (65%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Pierview (20%)

The Pierview component makes up 20 percent of the map unit. Slopes are 0 to 5 percent. This component is on fan remnants, alluvial plains. The parent material consists of discontinuous human-transported material over alluvium derived from slate, sandstone or shale. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Sepulveda (10%)

Generated brief soil descriptions are created for major soil components. The Sepulveda soil is a minor component.

Component: Sepulveda (5%)

Generated brief soil descriptions are created for major soil components. The Sepulveda soil is a minor component.

---

### Map Unit 1128 (45.64%)

Map Unit Name: Urban land-Anthraltic Xerorthents, loamy substratum-Grommet complex, 0 to 5 percent slopes

Bedrock Depth - Min:

Watertable Depth - Annual Min:

Drainage Class - Dominant:

Hydrologic Group - Dominant:

Major components are printed below

#### Anthraltic Xerorthents(20%)

horizon ^A(0cm to 13cm)	Loam
horizon ^Au(13cm to 21cm)	Loam
horizon ^Cu(21cm to 65cm)	Loam

## Soil Information

horizon 2Bt1(65cm to 105cm)	Clay loam
horizon 2Bt2(105cm to 200cm)	Clay loam
Grommet(15%)	
horizon ^A(0cm to 15cm)	Loam
horizon A2(15cm to 45cm)	Loam
horizon C1(45cm to 95cm)	Loam
horizon C2(95cm to 200cm)	Loam

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: 1128 - Urban land-Anthraltic Xerorthents, loamy substratum-Grommet complex, 0 to 5 percent slopes

### Component: Urban land (55%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

### Component: Anthraltic Xerorthents (20%)

The Anthraltic Xerorthents, loamy substratum component makes up 20 percent of the map unit. Slopes are 0 to 5 percent. This component is on alluvial fans, alluvial plains, leveled land. The parent material consists of human-transported material over young alluvium derived from sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

### Component: Grommet (15%)

The Grommet component makes up 15 percent of the map unit. Slopes are 0 to 5 percent. This component is on alluvial fans, alluvial plains. The parent material consists of discontinuous human-transported material over young alluvium derived from sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

### Component: Pierview (5%)

Generated brief soil descriptions are created for major soil components. The Pierview soil is a minor component.

### Component: Azuvina (3%)

Generated brief soil descriptions are created for major soil components. The Azuvina soil is a minor component.

### Component: Pico (2%)

Generated brief soil descriptions are created for major soil components. The Pico soil is a minor component.

---

### Map Unit 1137 (48.45%)

Map Unit Name: Urban land-Ballona-Typic Xerorthents, fine substratum complex, 0 to 5 percent slopes

Bedrock Depth - Min:

Watertable Depth - Annual Min:

Drainage Class - Dominant: Well drained

Hydrologic Group - Dominant: C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

### Typic Xerorthents(20%)

horizon ^Au(0cm to 32cm)	Loam
horizon ^Cu(32cm to 120cm)	Clay loam
horizon 2C1(120cm to 145cm)	Clay
horizon 2C2(145cm to 200cm)	Clay loam

### Ballona(20%)

## Soil Information

horizon ^A(0cm to 15cm)	Loam
horizon ^A2(15cm to 45cm)	Loam
horizon 2A3(45cm to 80cm)	Clay loam
horizon 2Bk1(80cm to 120cm)	Clay
horizon 2Bk2(120cm to 200cm)	Clay

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: 1137 - Urban land-Ballona-Typic Xerorthents, fine substratum complex, 0 to 5 percent slopes

### Component: Urban land (45%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

### Component: Typic Xerorthents (20%)

The Typic Xerorthents, fine substratum component makes up 20 percent of the map unit. Slopes are 0 to 5 percent. This component is on cut and fills, alluvial plains, alluvial fans. The parent material consists of human-transported material over young alluvium derived from sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 1 percent. There are no saline horizons within 30 inches of the soil surface.

### Component: Ballona (20%)

The Ballona component makes up 20 percent of the map unit. Slopes are 0 to 5 percent. This component is on alluvial fans, alluvial plains. The parent material consists of discontinuous human-transported material over young alluvium derived from sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

### Component: Arbolado (5%)

Generated brief soil descriptions are created for major soil components. The Arbolado soil is a minor component.

### Component: Cropley (5%)

Generated brief soil descriptions are created for major soil components. The Cropley soil is a minor component.

### Component: Azuvina (3%)

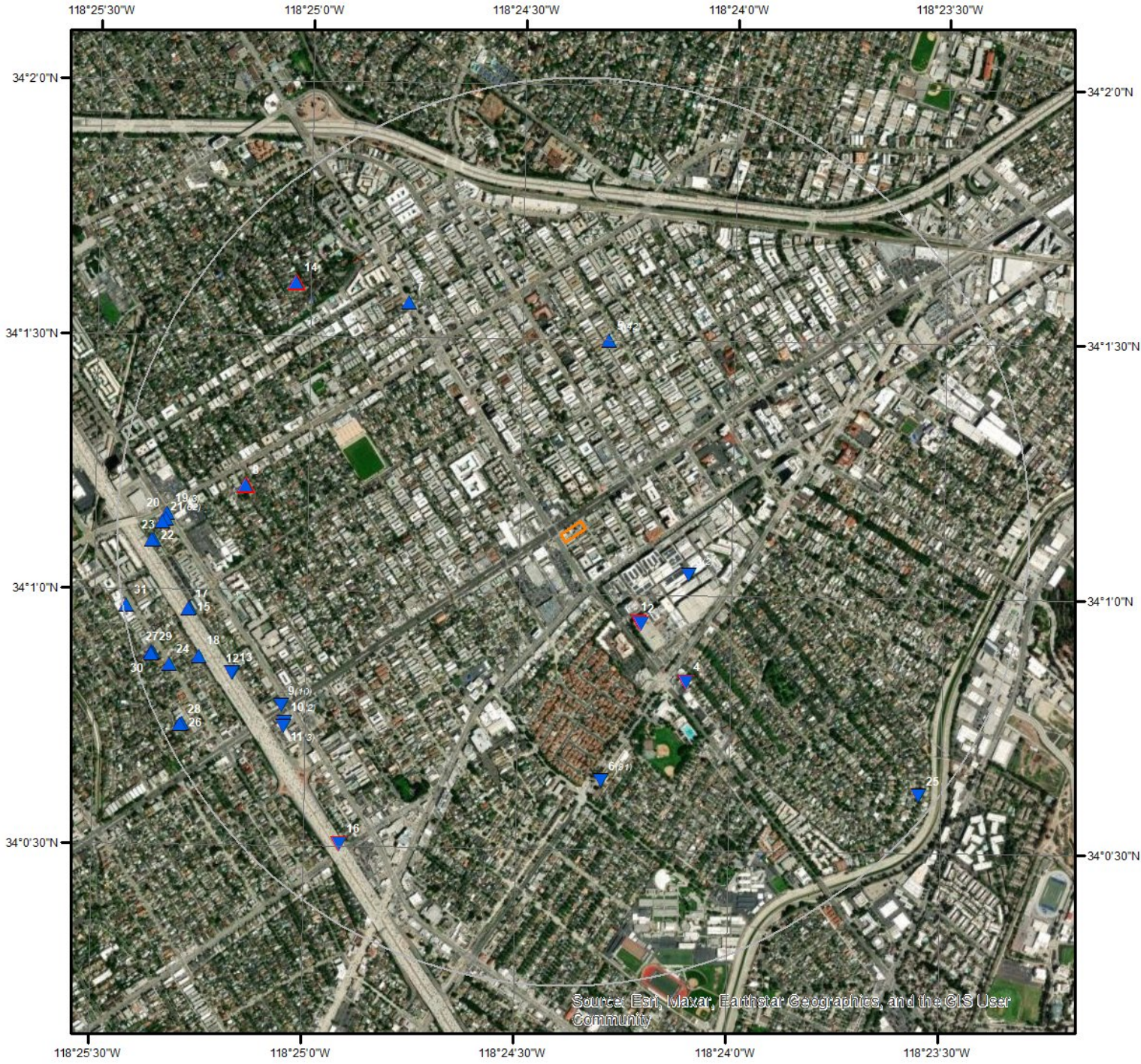
Generated brief soil descriptions are created for major soil components. The Azuvina soil is a minor component.

### Component: San Emigdio (2%)

Generated brief soil descriptions are created for major soil components. The San Emigdio soil is a minor component.



# Wells and Additional Sources



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

## Wells & Additional Sources



- |                                |                                    |
|--------------------------------|------------------------------------|
| ▲ Sites with Higher Elevation  | ▲ OGW Sites with Higher Elevation  |
| ■ Sites with Same Elevation    | ■ OGW Sites with Same Elevation    |
| ▼ Sites with Lower Elevation   | ▼ OGW Sites with Lower Elevation   |
| ○ Sites with Unknown Elevation | ● OGW Sites with Unknown Elevation |





# Wells and Additional Sources Summary

## Federal Sources

### Public Water Systems Violations and Enforcement Data

Map Key	PWS ID	Distance (ft)	Direction
7	CA1400030	3302.58	NW
25	CA1000007	5087.75	SE

### Safe Drinking Water Information System (SDWIS)

Map Key	ID	Distance (ft)	Direction
No records found			

### USGS National Water Information System

Map Key	Site No	Distance (ft)	Direction
31	USGS-340058118252201	5226.93	W

## State Sources

### Oil and Gas Wells

Map Key	API No	Distance (ft)	Direction
1	0403709154	1281.51	SE
2	0403709155	1309.13	SE
4	0403709153	2190.34	SE
8	0403705749	3789.10	W
14	0403705765	4345.06	NW
16	0403720078	4487.65	SW

### Periodic Groundwater Level Measurement Locations

Map Key	Site Code	Distance (ft)	Direction
12	340161N1184263W006	4236.51	WSW
13	340161N1184263W007	4241.93	WSW
15	340161N1184263W011	4490.49	W
17	340161N1184263W010	4513.50	WSW
18	340145N1184208W001	4531.32	WSW
24	340142N1184220W001	4902.47	WSW
26	340161N1184263W004	5033.91	WSW
27	340161N1184263W003	5040.39	WSW
28	340161N1184263W005	5050.71	WSW
29	340161N1184263W001	5058.60	WSW
30	340161N1184263W002	5067.81	WSW

### Well Completion Reports

Map Key	WCR No	Distance (ft)	Direction
3	WCR2019-011235	1351.14	ESE



## Wells and Additional Sources Summary

3	WCR2019-011383	1351.14	ESE
5	WCR2011-010141	2177.07	N
5	WCR1899-000166	2177.07	N
5	WCR0195851	2177.07	N
5	WCR2011-010144	2177.07	N
5	WCR1998-011036	2177.07	N
5	WCR2011-009186	2177.07	N
5	WCR1997-011534	2177.07	N
5	WCR2005-015866	2177.07	N
5	WCR2005-015865	2177.07	N
5	WCR1776-008000	2177.07	N
5	WCR0295906	2177.07	N
5	WCR0166180	2177.07	N
5	WCR2011-009187	2177.07	N
5	WCR2011-010140	2177.07	N
5	WCR2011-009185	2177.07	N
5	WCR2003-012691	2177.07	N
5	WCR0158857	2177.07	N
5	WCR0166201	2177.07	N
5	WCR2007-011351	2177.07	N
5	WCR2007-011353	2177.07	N
5	WCR0306498	2177.07	N
5	WCR2011-009297	2177.07	N
5	WCR2011-009183	2177.07	N
5	WCR2011-009184	2177.07	N
5	WCR1998-008917	2177.07	N
5	WCR0166202	2177.07	N
5	WCR0116460	2177.07	N
5	WCR0086409	2177.07	N
5	WCR2005-015867	2177.07	N
5	WCR0144261	2177.07	N
5	WCR2011-010143	2177.07	N
5	WCR0043284	2177.07	N
5	WCR2011-010142	2177.07	N
5	WCR2007-011352	2177.07	N
5	WCR0225094	2177.07	N
5	WCR2001-016058	2177.07	N
5	WCR0225093	2177.07	N
5	WCR0045093	2177.07	N
5	WCR2001-016168	2177.07	N
5	WCR1776-008001	2177.07	N
5	WCR1922-000088	2177.07	N
5	WCR0145377	2177.07	N
6	WCR2003-012296	2882.74	S
6	WCR2012-009101	2882.74	S
6	WCR2003-013727	2882.74	S
6	WCR2001-015363	2882.74	S
6	WCR2003-012395	2882.74	S
6	WCR1994-010558	2882.74	S
6	WCR2007-009573	2882.74	S
6	WCR2000-010389	2882.74	S
6	WCR2001-013506	2882.74	S
6	WCR0069147	2882.74	S
6	WCR1962-001728	2882.74	S
6	WCR0006036	2882.74	S
6	WCR2000-010388	2882.74	S
6	WCR0075045	2882.74	S
6	WCR1999-010016	2882.74	S
6	WCR1970-001779	2882.74	S
6	WCR1992-015368	2882.74	S
6	WCR2003-012298	2882.74	S
6	WCR2006-011502	2882.74	S
6	WCR1992-015367	2882.74	S
6	WCR2003-012394	2882.74	S
6	WCR2000-012668	2882.74	S
6	WCR2012-009100	2882.74	S

## Wells and Additional Sources Summary

6	WCR2000-012675	2882.74	S
6	WCR0145401	2882.74	S
6	WCR2003-012299	2882.74	S
6	WCR2007-009575	2882.74	S
6	WCR2003-012397	2882.74	S
6	WCR2005-013131	2882.74	S
6	WCR2003-012405	2882.74	S
6	WCR0016083	2882.74	S
6	WCR1932-000103	2882.74	S
6	WCR2009-011039	2882.74	S
6	WCR2003-012396	2882.74	S
6	WCR0328168	2882.74	S
6	WCR2012-009102	2882.74	S
6	WCR0109623	2882.74	S
6	WCR2007-009577	2882.74	S
6	WCR1992-015366	2882.74	S
6	WCR1994-013091	2882.74	S
6	WCR2003-013723	2882.74	S
6	WCR2002-013500	2882.74	S
6	WCR0269825	2882.74	S
6	WCR2007-009574	2882.74	S
6	WCR2005-013133	2882.74	S
6	WCR0069146	2882.74	S
6	WCR2007-009572	2882.74	S
6	WCR2003-012393	2882.74	S
6	WCR2000-012667	2882.74	S
6	WCR2000-012674	2882.74	S
6	WCR2012-009046	2882.74	S
6	WCR2000-012676	2882.74	S
6	WCR2006-011501	2882.74	S
6	WCR2006-011317	2882.74	S
6	WCR2000-012673	2882.74	S
6	WCR2012-009104	2882.74	S
6	WCR0272061	2882.74	S
6	WCR2003-012297	2882.74	S
6	WCR2003-012390	2882.74	S
6	WCR0283873	2882.74	S
6	WCR0090361	2882.74	S
6	WCR2001-015360	2882.74	S
6	WCR2001-015361	2882.74	S
6	WCR2003-012391	2882.74	S
6	WCR2000-010380	2882.74	S
6	WCR1932-000104	2882.74	S
6	WCR2007-009576	2882.74	S
6	WCR0134873	2882.74	S
6	WCR2012-009105	2882.74	S
6	WCR2002-013498	2882.74	S
6	WCR0285570	2882.74	S
6	WCR0082555	2882.74	S
6	WCR2003-013728	2882.74	S
6	WCR2001-015362	2882.74	S
6	WCR2003-012404	2882.74	S
6	WCR2005-013132	2882.74	S
6	WCR1994-010557	2882.74	S
6	WCR0299478	2882.74	S
6	WCR1994-013253	2882.74	S
6	WCR2003-013725	2882.74	S
6	WCR2006-011500	2882.74	S
6	WCR0019470	2882.74	S
6	WCR0192865	2882.74	S
6	WCR2000-010390	2882.74	S
6	WCR2006-011318	2882.74	S
6	WCR2003-013726	2882.74	S
6	WCR2003-012295	2882.74	S
6	WCR2012-009103	2882.74	S
6	WCR2003-013724	2882.74	S

## Wells and Additional Sources Summary

6	WCR2003-012300	2882.74	S
6	WCR0077772	2882.74	S
9	WCR2020-010101	3899.24	WSW
9	WCR2020-009870	3899.24	WSW
9	WCR2020-009867	3899.24	WSW
9	WCR2020-010100	3899.24	WSW
9	WCR2020-009872	3899.24	WSW
9	WCR2020-010102	3899.24	WSW
9	WCR2020-010103	3899.24	WSW
9	WCR2020-010098	3899.24	WSW
9	WCR2020-010097	3899.24	WSW
9	WCR2020-010099	3899.24	WSW
10	WCR2018-003089	3975.16	WSW
10	WCR2018-003090	3975.16	WSW
11	WCR2018-003091	4004.39	SW
11	WCR2018-003095	4004.39	SW
11	WCR2018-003094	4004.39	SW
19	WCR2018-001190	4681.03	W
19	WCR2018-001189	4681.03	W
19	WCR2018-001187	4681.03	W
20	WCR2021-010220	4695.06	W
21	WCR2017-003247	4733.06	W
21	WCR2017-004480	4733.06	W
21	WCR2017-003276	4733.06	W
21	WCR2017-003280	4733.06	W
21	WCR2017-003245	4733.06	W
21	WCR2017-004496	4733.06	W
21	WCR2017-004478	4733.06	W
21	WCR2017-004425	4733.06	W
21	WCR2017-004489	4733.06	W
21	WCR2017-003277	4733.06	W
21	WCR2017-003253	4733.06	W
21	WCR2017-004477	4733.06	W
21	WCR2017-003262	4733.06	W
21	WCR2017-003292	4733.06	W
21	WCR2017-004493	4733.06	W
21	WCR2017-004416	4733.06	W
21	WCR2017-003279	4733.06	W
21	WCR2017-004485	4733.06	W
21	WCR2017-004491	4733.06	W
21	WCR2017-004428	4733.06	W
21	WCR2017-003291	4733.06	W
21	WCR2017-004481	4733.06	W
21	WCR2017-003264	4733.06	W
21	WCR2017-003269	4733.06	W
21	WCR2017-004421	4733.06	W
21	WCR2017-004502	4733.06	W
21	WCR2017-003246	4733.06	W
21	WCR2017-003285	4733.06	W
21	WCR2017-003293	4733.06	W
21	WCR2017-003249	4733.06	W
21	WCR2017-003248	4733.06	W
21	WCR2017-004494	4733.06	W
21	WCR2017-003287	4733.06	W
21	WCR2017-003251	4733.06	W
21	WCR2017-004487	4733.06	W
21	WCR2017-004490	4733.06	W
21	WCR2017-004423	4733.06	W
21	WCR2017-003286	4733.06	W
21	WCR2017-004482	4733.06	W
21	WCR2017-003284	4733.06	W
21	WCR2017-004420	4733.06	W
21	WCR2017-003266	4733.06	W
21	WCR2017-004479	4733.06	W
21	WCR2017-003270	4733.06	W
21	WCR2017-003283	4733.06	W

## Wells and Additional Sources Summary

21	WCR2017-003294	4733.06	W
21	WCR2017-003244	4733.06	W
21	WCR2017-004495	4733.06	W
21	WCR2017-004504	4733.06	W
21	WCR2017-004497	4733.06	W
21	WCR2017-003281	4733.06	W
21	WCR2017-004500	4733.06	W
21	WCR2017-004484	4733.06	W
21	WCR2017-003267	4733.06	W
21	WCR2017-004486	4733.06	W
21	WCR2017-004492	4733.06	W
21	WCR2017-003265	4733.06	W
21	WCR2017-003259	4733.06	W
21	WCR2017-003260	4733.06	W
21	WCR2017-003250	4733.06	W
21	WCR2017-003252	4733.06	W
21	WCR2017-003257	4733.06	W
22	WCR2021-008782	4838.36	W
23	WCR2021-008778	4855.80	W

# Wells and Additional Sources Detail Report

## Public Water Systems Violations and Enforcement Data

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NW	0.63	3,302.58	109.78	PWSV

Address Line 2:  
 State Code: CA  
 Zip Code: 90034  
 City Name: LOS ANGELES  
 Address Line 1: 3385 OVERLAND AVE 2ND FLOOR  
 PWS ID: CA1400030  
 PWS Type Code: CWS  
 PWS Type Description: Community Water System  
 Primary Source Code: GW  
 Primary Source Desc: Groundwater  
 PWS Activity Code: A  
 PWS Activity Description: Active  
 PWS Deactivation Date:  
 Phone Number: 310-815-9015

--Details--

Population Served Count: 300  
 City Served:  
 County Served: Inyo  
 State Served: CA  
 Zip Code Served:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
25	SE	0.96	5,087.75	50.02	PWSV

Address Line 2:  
 State Code: CA  
 Zip Code: 90232  
 City Name: CULVER CITY  
 Address Line 1: 4449 Jasmine Avenue  
 PWS ID: CA1000007  
 PWS Type Code: TNCWS  
 PWS Type Description: Transient Non-Community Water System  
 Primary Source Code: GW  
 Primary Source Desc: Groundwater  
 PWS Activity Code: A  
 PWS Activity Description: Active  
 PWS Deactivation Date:  
 Phone Number:

# Wells and Additional Sources Detail Report

--Details--

Population Served Count: 55  
 City Served:  
 County Served: Fresno  
 State Served: CA  
 Zip Code Served:

## USGS National Water Information System

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
31	W	0.99	5,226.93	104.68	FED USGS

Site No: USGS-340058118252201  
 Site Type: Well  
 Formation Type:  
 Date Drilled:  
 Well Depth: 400  
 Well Depth Unit: ft  
 Well Hole Depth: 400  
 Well Hole Depth Unit: ft  
 Reporting Agency: USGS California Water Science Center  
 Station Name: 002S015W11C009S  
 Latitude: 34.01612215000000  
 Longitude: -118.4236893000000

## Oil and Gas Wells

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	SE	0.24	1,281.51	74.38	OGW

API No:	0403709154	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	09354
Well No:	1	Operator Name:	Wood-Callahan
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	OG	District:	Southern
Well Type Desc:	OG	Geo District:	
Well Symbol:	PluggedOG	Field Code:	
Well Sym Desc:		Field Name:	Inglewood
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Culver City Unit A-2	Section:	12
Elevation:		Township:	02S
Total Depth:		Range:	15W
Redrilled Depth:		Lat27:	

## Wells and Additional Sources Detail Report

Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.0157814
Confidential:	Long83: -118.40356445
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	SE	0.25	1,309.13	74.32	OGW

API No: 0403709155	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: 08476
Well No: 1	Operator Name: Tom Bardeen, Oper.
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: PluggedOG	Field Code:
Well Sym Desc:	Field Name: Inglewood
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: M.G.M.	Section: 12
Elevation:	Township: 02S
Total Depth:	Range: 15W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.01572418
Confidential:	Long83: -118.40350342
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	SE	0.41	2,190.34	71.43	OGW

API No: 0403709153	Directional:
All Well Key:	BLM Well:



## Wells and Additional Sources Detail Report

OP Well ID:	EPA Well:
OID:	Operator Code: 08808
Well No: 1	Operator Name: Vincent Petroleum Corp. Ltd.
Well Status: Idle	Operator St:
Well Stat Desc: Idle	County APIC:
Well Type: OG	District: Southern
Well Type Desc: OG	Geo District:
Well Symbol: IdleOG	Field Code:
Well Sym Desc:	Field Name: Inglewood
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Uharriet	Section: 12
Elevation:	Township: 02S
Total Depth:	Range: 15W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.01382828
Confidential:	Long83: -118.40167999
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	W	0.72	3,789.10	132.56	OGW

API No: 0403705749	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: 06626
Well No: 1	Operator Name: Palm Ridge Oil Co.
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: DH	District: Southern
Well Type Desc: Dry Hole	Geo District:
Well Symbol: PluggedDH	Field Code:
Well Sym Desc:	Field Name: Any Field
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Lease by Palm Ridge Oil Co.	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 15W

## Wells and Additional Sources Detail Report

Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.02008057
Confidential:	Long83: -118.41907501
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
14	NW	0.82	4,345.06	192.99	OGW

API No: 0403705765	Directional:
All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: 06799
Well No: 1	Operator Name: Petroleum Securities Co.
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: DH	District: Southern
Well Type Desc: Dry Hole	Geo District:
Well Symbol: PluggedDH	Field Code:
Well Sym Desc:	Field Name: Any Field
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Palm Crest	Section: 02
Elevation:	Township: 02S
Total Depth:	Range: 15W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.02674484
Confidential:	Long83: -118.41718292
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps
URL:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
16	SW	0.85	4,487.65	62.59	OGW

API No: 0403720078	Directional:
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## Wells and Additional Sources Detail Report

All Well Key:	BLM Well:
OP Well ID:	EPA Well:
OID:	Operator Code: P3100
Well No: 1	Operator Name: Phillips Petroleum Company
Well Status: Plugged	Operator St:
Well Stat Desc: Plugged	County APIC:
Well Type: DH	District: Southern
Well Type Desc: Dry Hole	Geo District:
Well Symbol: PluggedDH	Field Code:
Well Sym Desc:	Field Name: Any Field
Release Date:	Area Code:
Completion Date:	Area Name: Any Area
Abandoned Date:	County Name: Los Angeles
Lease Name: Signal-Halbouty-Reserve Culver	Section: 11
Elevation:	Township: 02S
Total Depth:	Range: 15W
Redrilled Depth:	Lat27:
Redrill Cancel Flag:	Long27:
Dryhole:	Lat83: 34.00838852
Confidential:	Long83: -118.41522217
Confidential Well: No	Base Meridian: SB
Directional Drilled: No	GIS Source Code: hud
Hydr Fractured:	
Location:	
Source83 Desc: Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps	
URL:	

### Periodic Groundwater Level Measurement Locations

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	WSW	0.80	4,236.51	83.44	MONITOR WELLS

Station ID: 50417	Basin Region Desc: South Coast
Site Code: 340161N1184263W006	Basin Region Actv: Y
WCR No: 521720	Basin Region Order: 4
State Well No:	WLM Method:
Well Depth: 148.00000	WLM Accuracy:
Well Use: Observation	Ground Surf Elevtn: 109.22000
Monitoring Program: SGMA	GSE Method: GPS
RPE: 108.41000	GSE Accuracy: 10 ft.
Basin ID:	County Name: Los Angeles
Basin Code: 4-011.01	Latitude: 34.01392
Basin Name: Santa Monica	Longitude: -118.41950
Basin Region Code: 4	
Continuous Data Station No:	
Well Name: RMW-12	
Well Type: Single Well	

## Wells and Additional Sources Detail Report

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
13	WSW	0.80	4,241.93	83.44	MONITOR WELLS

Station ID:	50418	Basin Region Desc:	South Coast
Site Code:	340161N1184263W007	Basin Region Actv:	Y
WCR No:	521737	Basin Region Order:	4
State Well No:		WLM Method:	
Well Depth:	182.00000	WLM Accuracy:	
Well Use:	Observation	Ground Surf Elevtn:	109.48000
Monitoring Program:	SGMA	GSE Method:	GPS
RPE:	108.85000	GSE Accuracy:	10 ft.
Basin ID:		County Name:	Los Angeles
Basin Code:	4-011.01	Latitude:	34.01394
Basin Name:	Santa Monica	Longitude:	-118.41953
Basin Region Code:	4		
Continuous Data Station No:			
Well Name:	RMW-11		
Well Type:	Single Well		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
15	W	0.85	4,490.49	110.48	MONITOR WELLS

Station ID:	50422	Basin Region Desc:	South Coast
Site Code:	340161N1184263W011	Basin Region Actv:	Y
WCR No:		Basin Region Order:	4
State Well No:		WLM Method:	
Well Depth:	174.00000	WLM Accuracy:	
Well Use:	Observation	Ground Surf Elevtn:	102.87000
Monitoring Program:	SGMA	GSE Method:	GPS
RPE:	102.38000	GSE Accuracy:	10 ft.
Basin ID:		County Name:	Los Angeles
Basin Code:	4-011.01	Latitude:	34.01606
Basin Name:	Santa Monica	Longitude:	-118.42120
Basin Region Code:	4		
Continuous Data Station No:			
Well Name:	RMW-28		
Well Type:	Single Well		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
17	WSW	0.85	4,513.50	103.87	MONITOR WELLS

Station ID:	50421	Basin Region Desc:	South Coast
Site Code:	340161N1184263W010	Basin Region Actv:	Y

## Wells and Additional Sources Detail Report

WCR No:		Basin Region Order:	4
State Well No:		WLM Method:	
Well Depth:	152.00000	WLM Accuracy:	
Well Use:	Observation	Ground Surf Elevtn:	102.64000
Monitoring Program:	SGMA	GSE Method:	GPS
RPE:	102.24000	GSE Accuracy:	10 ft.
Basin ID:		County Name:	Los Angeles
Basin Code:	4-011.01	Latitude:	34.01603
Basin Name:	Santa Monica	Longitude:	-118.42127
Basin Region Code:	4		
Continuous Data Station No:			
Well Name:	RMW-29		
Well Type:	Single Well		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
18	WSW	0.86	4,531.32	102.50	MONITOR WELLS

Station ID:	51605	Basin Region Desc:	South Coast
Site Code:	340145N1184208W001	Basin Region Actv:	Y
WCR No:		Basin Region Order:	4
State Well No:		WLM Method:	
Well Depth:	158.00000	WLM Accuracy:	
Well Use:	Observation	Ground Surf Elevtn:	108.06000
Monitoring Program:	SGMA	GSE Method:	GPS
RPE:	107.51000	GSE Accuracy:	10 ft.
Basin ID:		County Name:	Los Angeles
Basin Code:	4-011.01	Latitude:	34.01448
Basin Name:	Santa Monica	Longitude:	-118.42081
Basin Region Code:	4		
Continuous Data Station No:			
Well Name:	RMW-48		
Well Type:	Single Well		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	WSW	0.93	4,902.47	103.62	MONITOR WELLS

Station ID:	51607	Basin Region Desc:	South Coast
Site Code:	340142N1184220W001	Basin Region Actv:	Y
WCR No:		Basin Region Order:	4
State Well No:		WLM Method:	
Well Depth:	157.00000	WLM Accuracy:	
Well Use:	Observation	Ground Surf Elevtn:	105.76000
Monitoring Program:	SGMA	GSE Method:	GPS
RPE:	105.16000	GSE Accuracy:	10 ft.
Basin ID:		County Name:	Los Angeles

## Wells and Additional Sources Detail Report

Basin Code:	4-011.01	Latitude:	34.01420
Basin Name:	Santa Monica	Longitude:	-118.42199
Basin Region Code:	4		
Continuous Data Station No:			
Well Name:	RMW-22		
Well Type:	Single Well		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	WSW	0.95	5,033.91	96.79	MONITOR WELLS

Station ID:	50415	Basin Region Desc:	South Coast
Site Code:	340161N1184263W004	Basin Region Actv:	Y
WCR No:		Basin Region Order:	4
State Well No:		WLM Method:	
Well Depth:	145.00000	WLM Accuracy:	
Well Use:	Observation	Ground Surf Elevtn:	93.67000
Monitoring Program:	SGMA	GSE Method:	GPS
RPE:	92.85000	GSE Accuracy:	10 ft.
Basin ID:		County Name:	Los Angeles
Basin Code:	4-011.01	Latitude:	34.01227
Basin Name:	Santa Monica	Longitude:	-118.42147
Basin Region Code:	4		
Continuous Data Station No:			
Well Name:	RMW-57		
Well Type:	Single Well		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
27	WSW	0.95	5,040.39	102.60	MONITOR WELLS

Station ID:	50414	Basin Region Desc:	South Coast
Site Code:	340161N1184263W003	Basin Region Actv:	Y
WCR No:	521719	Basin Region Order:	4
State Well No:		WLM Method:	
Well Depth:	138.00000	WLM Accuracy:	
Well Use:	Observation	Ground Surf Elevtn:	92.53000
Monitoring Program:	SGMA	GSE Method:	GPS
RPE:	91.78000	GSE Accuracy:	10 ft.
Basin ID:		County Name:	Los Angeles
Basin Code:	4-011.01	Latitude:	34.01459
Basin Name:	Santa Monica	Longitude:	-118.42262
Basin Region Code:	4		
Continuous Data Station No:			
Well Name:	RMW-10		
Well Type:	Single Well		

## Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
28	WSW	0.96	5,050.71	97.41	MONITOR WELLS

Station ID:	50416	Basin Region Desc:	South Coast
Site Code:	340161N1184263W005	Basin Region Actv:	Y
WCR No:		Basin Region Order:	4
State Well No:		WLM Method:	
Well Depth:	169.00000	WLM Accuracy:	
Well Use:	Observation	Ground Surf Elevtn:	93.61000
Monitoring Program:	SGMA	GSE Method:	GPS
RPE:	92.72000	GSE Accuracy:	10 ft.
Basin ID:		County Name:	Los Angeles
Basin Code:	4-011.01	Latitude:	34.01225
Basin Name:	Santa Monica	Longitude:	-118.42152
Basin Region Code:	4		
Continuous Data Station No:			
Well Name:	RMW-56		
Well Type:	Single Well		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
29	WSW	0.96	5,058.60	102.45	MONITOR WELLS

Station ID:	50412	Basin Region Desc:	South Coast
Site Code:	340161N1184263W001	Basin Region Actv:	Y
WCR No:	521734	Basin Region Order:	4
State Well No:		WLM Method:	
Well Depth:	272.00000	WLM Accuracy:	
Well Use:	Observation	Ground Surf Elevtn:	92.56000
Monitoring Program:	SGMA	GSE Method:	GPS
RPE:	91.92000	GSE Accuracy:	10 ft.
Basin ID:		County Name:	Los Angeles
Basin Code:	4-011.01	Latitude:	34.01461
Basin Name:	Santa Monica	Longitude:	-118.42269
Basin Region Code:	4		
Continuous Data Station No:			
Well Name:	RMW-8		
Well Type:	Single Well		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
30	WSW	0.96	5,067.81	102.45	MONITOR WELLS

Station ID:	50413	Basin Region Desc:	South Coast
Site Code:	340161N1184263W002	Basin Region Actv:	Y
WCR No:	521735	Basin Region Order:	4



## Wells and Additional Sources Detail Report

State Well No:		WLM Method:	
Well Depth:	184.00000	WLM Accuracy:	
Well Use:	Observation	Ground Surf Elevtn:	92.64000
Monitoring Program:	SGMA	GSE Method:	GPS
RPE:	91.83000	GSE Accuracy:	10 ft.
Basin ID:		County Name:	Los Angeles
Basin Code:	4-011.01	Latitude:	34.01455
Basin Name:	Santa Monica	Longitude:	-118.42270
Basin Region Code:	4		
Continuous Data Station No:			
Well Name:	RMW-9		
Well Type:	Single Well		

### Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	ESE	0.26	1,351.14	79.30	WATER WELLS

WCR No: WCR2019-011235  
 Location: 10202 Washington BLVD  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.0173139  
 Decimal Longitude: -118.4016389  
 Location(OSWCR): 10202 Washington BLVD  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0173139  
 Decim Long(OSWCR): -118.4016389  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	ESE	0.26	1,351.14	79.30	WATER WELLS

WCR No: WCR2019-011383  
 Location: 10202 Washington BLVD  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.0173139  
 Decimal Longitude: -118.4016389  
 Location(OSWCR): 10202 Washington BLVD  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0173139  
 Decim Long(OSWCR): -118.4016389  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR2011-010141  
 Location: 3568 Overland Avenue  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 3568 Overland Avenue  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR1899-000166  
 Location: W S P 139  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): W S P 139  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR0195851  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR):

## Wells and Additional Sources Detail Report

City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

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<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR2011-010144  
 Location: 3568 Overland Avenue  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 3568 Overland Avenue  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

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<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR1998-011036  
 Location: NORTHROP  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): NORTHROP  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

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<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR2011-009186  
 Location: 9836 National Boulevard  
 City: Los Angeles

## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 9836 National Boulevard  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR1997-011534  
 Location: 3505 Sepulveda Boulevard  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 3505 Sepulveda Boulevard  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR2005-015866  
 Location: 10329 W Palms Boulevard  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 10329 W Palms Boulevard  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No: WCR2005-015865  
 Location: 10329 W Palms Boulevard  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 10329 W Palms Boulevard  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR1776-008000  
 Location: WOODBINE ST, MANNING AVE  
 City: SAWTELLE  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): WOODBINE ST, MANNING AVE  
 City(OSWCR): SAWTELLE  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR0295906  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR0166180  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR2011-009187  
 Location: 9836 National Boulevard  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 9836 National Boulevard  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR2011-010140  
 Location: 3568 Overland Avenue  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 3568 Overland Avenue

## Wells and Additional Sources Detail Report

City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR2011-009185  
 Location: 9836 National Boulevard  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 9836 National Boulevard  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR2003-012691  
 Location: 10638 Culver Blvd, Overland Ave  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 10638 Culver Blvd, Overland Ave  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR0158857  
 Location:  
 City:



## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR0166201  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR2007-011351  
 Location: 10329 W Palms Blvd  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 10329 W Palms Blvd  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No: WCR2007-011353  
 Location: 10329 W Palms Blvd  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 10329 W Palms Blvd  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR0306498  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR2011-009297  
 Location: 9836 National Blvd  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 9836 National Blvd  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR2011-009183  
 Location: 9836 National Boulevard  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 9836 National Boulevard  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR2011-009184  
 Location: 9836 National Boulevard  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 9836 National Boulevard  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR1998-008917  
 Location: 10612 National Boulevard  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 10612 National Boulevard

## Wells and Additional Sources Detail Report

City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR0166202  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR0116460  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR0086409  
 Location:  
 City:

## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR2005-015867  
 Location: 10329 W Palms Boulevard  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 10329 W Palms Boulevard  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR0144261  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
5	N	0.41	2,177.07	98.51	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No: WCR2011-010143  
 Location: 3568 Overland Avenue  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 3568 Overland Avenue  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR0043284  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR2011-010142  
 Location: 3568 Overland Avenue  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 3568 Overland Avenue  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR2007-011352  
 Location: 10329 W Palms Blvd  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 10329 W Palms Blvd  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR0225094  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR2001-016058  
 Location: 9830-9864 National Blvd  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 9830-9864 National Blvd



## Wells and Additional Sources Detail Report

City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR0225093  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR0045093  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR2001-016168  
 Location: 9830-9864 National Blvd  
 City: Los Angeles

## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): 9830-9864 National Blvd  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR1776-008001  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

WCR No: WCR1922-000088  
 Location: MANNING AVE, WOODBINE ST  
 City: PALMS  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR): MANNING AVE, WOODBINE ST  
 City(OSWCR): PALMS  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.41	2,177.07	98.51	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No: WCR0145377  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.02498  
 Decimal Longitude: -118.40488  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.02498  
 Decim Long(OSWCR): -118.40488  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-012296  
 Location: 11305 Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2012-009101  
 Location: 10332 Culver Boulevard  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 10332 Culver Boulevard  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-013727  
 Location: Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2001-015363  
 Location: 5592 S Sepulveda blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 5592 S Sepulveda blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-012395  
 Location: 11305 Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Blvd

## Wells and Additional Sources Detail Report

City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR1994-010558  
 Location: 11203 Washington Place  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11203 Washington Place  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2007-009573  
 Location: 4436 Sepulveda Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 4436 Sepulveda Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2000-010389  
 Location: SOUTH SEPULVEDA BLVD  
 City: Culver City

## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): SOUTH SEPULVEDA BLVD  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2001-013506  
 Location: 11181 W Washington Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11181 W Washington Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0069147  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No: WCR1962-001728  
 Location: WASHINGTON BLVD  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): WASHINGTON BLVD  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0006036  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2000-010388  
 Location: 4436 S Sepulveda Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 4436 S Sepulveda Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports



# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0075045  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR1999-010016  
 Location: 4436 S Sepulveda Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 4436 S Sepulveda Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR1970-001779  
 Location: FIFTH AVE, B ST  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): FIFTH AVE, B ST

## Wells and Additional Sources Detail Report

City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

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<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR1992-015368  
 Location: 11181 W Washington Blvd  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11181 W Washington Blvd  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

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<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-012298  
 Location: 11305 Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

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<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2006-011502  
 Location: 10332 Culver Boulevard  
 City: Culver City

## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 10332 Culver Boulevard  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR1992-015367  
 Location: 11181 W Washington Blvd  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11181 W Washington Blvd  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-012394  
 Location: 11305 Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No: WCR2000-012668  
 Location: 11305 Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2012-009100  
 Location: 10332 Culver Boulevard  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 10332 Culver Boulevard  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2000-012675  
 Location: 4436 S Sepulveda Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 4436 S Sepulveda Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0145401  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-012299  
 Location: 11305 Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2007-009575  
 Location: 4436 Sepulveda Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 4436 Sepulveda Blvd

## Wells and Additional Sources Detail Report

City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-012397  
 Location: 11305 Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2005-013131  
 Location: 11305 Culver Boulevard  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Boulevard  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-012405  
 Location: 11305 Culver Blvd  
 City: Culver City

## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0016083  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR1932-000103  
 Location: CULVER BLVD, OVERLAND AVE  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): CULVER BLVD, OVERLAND AVE  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS



## Wells and Additional Sources Detail Report

WCR No: WCR2009-011039  
 Location: 10332 Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 10332 Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-012396  
 Location: 11305 Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0328168  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2012-009102  
 Location: 10332 Culver Boulevard  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 10332 Culver Boulevard  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0109623  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2007-009577  
 Location: 4436 Sepulveda Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 4436 Sepulveda Blvd

## Wells and Additional Sources Detail Report

City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR1992-015366  
 Location: 11181 W Washington Blvd  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11181 W Washington Blvd  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR1994-013091  
 Location: 4436 S Sepalveda Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 4436 S Sepalveda Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-013723  
 Location: Culver Blvd  
 City: Culver City

## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2002-013500  
 Location: 10638 Culver Blvd  
 City: Culver  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 10638 Culver Blvd  
 City(OSWCR): Culver  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0269825  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No: WCR2007-009574  
 Location: 4436 Sepulveda Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 4436 Sepulveda Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2005-013133  
 Location: 11305 Culver Boulevard  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Boulevard  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0069146  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2007-009572  
 Location: 4436 Sepulveda Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 4436 Sepulveda Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-012393  
 Location: 11305 Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2000-012667  
 Location: 11305 Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Blvd

## Wells and Additional Sources Detail Report

City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2000-012674  
 Location: 4436 S Sepulveda Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 4436 S Sepulveda Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2012-009046  
 Location: 10332 Culver Boulevard  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 10332 Culver Boulevard  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2000-012676  
 Location: 4436 S Sepulveda Blvd  
 City: Culver City



## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 4436 S Sepulveda Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2006-011501  
 Location: 10332 Culver Boulevard  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 10332 Culver Boulevard  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2006-011317  
 Location: 10332 Culver Boulevard  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 10332 Culver Boulevard  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No: WCR2000-012673  
 Location: 4436 S Sepulveda Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 4436 S Sepulveda Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2012-009104  
 Location: 10332 Culver Boulevard  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 10332 Culver Boulevard  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0272061  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-012297  
 Location: 11305 Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-012390  
 Location: 11305 Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0283873  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):

## Wells and Additional Sources Detail Report

City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0090361  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2001-015360  
 Location: 5592 S Sepulveda blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 5592 S Sepulveda blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2001-015361  
 Location: 5592 S Sepulveda blvd  
 City: Culver City

## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 5592 S Sepulveda blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-012391  
 Location: 11305 Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2000-010380  
 Location: 11305 Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

# Wells and Additional Sources Detail Report

WCR No: WCR1932-000104  
 Location: CULVER BLVD, OVERLAND AVE  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): CULVER BLVD, OVERLAND AVE  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2007-009576  
 Location: 4436 Sepulveda Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 4436 Sepulveda Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0134873  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2012-009105  
 Location: 10332 Culver Boulevard  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 10332 Culver Boulevard  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2002-013498  
 Location: 10638 Culver Blvd  
 City: Culver  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 10638 Culver Blvd  
 City(OSWCR): Culver  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0285570  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):



## Wells and Additional Sources Detail Report

City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0082555  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-013728  
 Location: Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2001-015362  
 Location: 5592 S Sepulveda blvd  
 City: Culver City

## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 5592 S Sepulveda blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-012404  
 Location: 11305 Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2005-013132  
 Location: 11305 Culver Boulevard  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Boulevard  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No: WCR1994-010557  
 Location: 11203 Washington Place  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11203 Washington Place  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0299478  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR1994-013253  
 Location: 4436 S Sepalveda Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 4436 S Sepalveda Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-013725  
 Location: Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2006-011500  
 Location: 10332 Culver Boulevard  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 10332 Culver Boulevard  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0019470  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):

## Wells and Additional Sources Detail Report

City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0192865  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2000-010390  
 Location: SOUTH SEPULVEDA BLVD  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): SOUTH SEPULVEDA BLVD  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2006-011318  
 Location: 10332 Culver Boulevard  
 City: Culver City

## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 10332 Culver Boulevard  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-013726  
 Location: Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-012295  
 Location: 11305 Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No: WCR2012-009103  
 Location: 10332 Culver Boulevard  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 10332 Culver Boulevard  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-013724  
 Location: Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR2003-012300  
 Location: 11305 Culver Blvd  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR): 11305 Culver Blvd  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports



# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	S	0.55	2,882.74	61.15	WATER WELLS

WCR No: WCR0077772  
 Location:  
 City:  
 County: Los Angeles  
 Decimal Latitude: 34.01055  
 Decimal Longitude: -118.40497  
 Location(OSWCR):  
 City(OSWCR):  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.01055  
 Decim Long(OSWCR): -118.40497  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WSW	0.74	3,899.24	68.40	WATER WELLS

WCR No: WCR2020-010101  
 Location: 3800 Sepulveda BLVD  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.012879  
 Decimal Longitude: -118.417579  
 Location(OSWCR): 3800 Sepulveda BLVD  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.012879  
 Decim Long(OSWCR): -118.417579  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WSW	0.74	3,899.24	68.40	WATER WELLS

WCR No: WCR2020-009870  
 Location: 3800 Sepulveda BLVD  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.012879  
 Decimal Longitude: -118.417579  
 Location(OSWCR): 3800 Sepulveda BLVD

## Wells and Additional Sources Detail Report

City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.012879  
 Decim Long(OSWCR): -118.417579  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
9	WSW	0.74	3,899.24	68.40	WATER WELLS

WCR No: WCR2020-009867  
 Location: 3800 Sepulveda BLVD  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.012879  
 Decimal Longitude: -118.417579  
 Location(OSWCR): 3800 Sepulveda BLVD  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.012879  
 Decim Long(OSWCR): -118.417579  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
9	WSW	0.74	3,899.24	68.40	WATER WELLS

WCR No: WCR2020-010100  
 Location: 3800 Sepulveda BLVD  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.012879  
 Decimal Longitude: -118.417579  
 Location(OSWCR): 3800 Sepulveda BLVD  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.012879  
 Decim Long(OSWCR): -118.417579  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
9	WSW	0.74	3,899.24	68.40	WATER WELLS

WCR No: WCR2020-009872  
 Location: 3800 Sepulveda BLVD  
 City: Culver City

## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.012879  
 Decimal Longitude: -118.417579  
 Location(OSWCR): 3800 Sepulveda BLVD  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.012879  
 Decim Long(OSWCR): -118.417579  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
9	WSW	0.74	3,899.24	68.40	WATER WELLS

WCR No: WCR2020-010102  
 Location: 3800 Sepulveda BLVD  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.012879  
 Decimal Longitude: -118.417579  
 Location(OSWCR): 3800 Sepulveda BLVD  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.012879  
 Decim Long(OSWCR): -118.417579  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
9	WSW	0.74	3,899.24	68.40	WATER WELLS

WCR No: WCR2020-010103  
 Location: 3800 Sepulveda BLVD  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.012879  
 Decimal Longitude: -118.417579  
 Location(OSWCR): 3800 Sepulveda BLVD  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.012879  
 Decim Long(OSWCR): -118.417579  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
9	WSW	0.74	3,899.24	68.40	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No: WCR2020-010098  
 Location: 3800 Sepulveda BLVD  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.012879  
 Decimal Longitude: -118.417579  
 Location(OSWCR): 3800 Sepulveda BLVD  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.012879  
 Decim Long(OSWCR): -118.417579  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WSW	0.74	3,899.24	68.40	WATER WELLS

WCR No: WCR2020-010097  
 Location: 3800 Sepulveda BLVD  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.012879  
 Decimal Longitude: -118.417579  
 Location(OSWCR): 3800 Sepulveda BLVD  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.012879  
 Decim Long(OSWCR): -118.417579  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WSW	0.74	3,899.24	68.40	WATER WELLS

WCR No: WCR2020-010099  
 Location: 3800 Sepulveda BLVD  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.012879  
 Decimal Longitude: -118.417579  
 Location(OSWCR): 3800 Sepulveda BLVD  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.012879  
 Decim Long(OSWCR): -118.417579  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WSW	0.75	3,975.16	68.99	WATER WELLS

WCR No: WCR2018-003089  
 Location: 3801 N Sepulveda BLVD  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.0123303  
 Decimal Longitude: -118.4174524  
 Location(OSWCR): 3801 N Sepulveda BLVD  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0123303  
 Decim Long(OSWCR): -118.4174524  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	WSW	0.75	3,975.16	68.99	WATER WELLS

WCR No: WCR2018-003090  
 Location: 3801 N Sepulveda BLVD  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.0123303  
 Decimal Longitude: -118.4174524  
 Location(OSWCR): 3801 N Sepulveda BLVD  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0123303  
 Decim Long(OSWCR): -118.4174524  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	SW	0.76	4,004.39	69.28	WATER WELLS

WCR No: WCR2018-003091  
 Location: 3801 N Sepulveda BLVD  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.0121967  
 Decimal Longitude: -118.417461  
 Location(OSWCR): 3801 N Sepulveda BLVD

## Wells and Additional Sources Detail Report

City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0121967  
 Decim Long(OSWCR): -118.417461  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
11	SW	0.76	4,004.39	69.28	WATER WELLS

WCR No: WCR2018-003095  
 Location: 3801 N Sepulveda BLVD  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.0121967  
 Decimal Longitude: -118.417461  
 Location(OSWCR): 3801 N Sepulveda BLVD  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0121967  
 Decim Long(OSWCR): -118.417461  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
11	SW	0.76	4,004.39	69.28	WATER WELLS

WCR No: WCR2018-003094  
 Location: 3801 N Sepulveda BLVD  
 City: Culver City  
 County: Los Angeles  
 Decimal Latitude: 34.0121967  
 Decimal Longitude: -118.417461  
 Location(OSWCR): 3801 N Sepulveda BLVD  
 City(OSWCR): Culver City  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0121967  
 Decim Long(OSWCR): -118.417461  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
19	W	0.89	4,681.03	127.72	WATER WELLS

WCR No: WCR2018-001190  
 Location: 3503 S Sepulveda BLVD  
 City: Los Angeles

## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.0191534539  
 Decimal Longitude: -118.422131725  
 Location(OSWCR): 3503 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0191534539  
 Decim Long(OSWCR): -118.422131725  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
19	W	0.89	4,681.03	127.72	WATER WELLS

WCR No: WCR2018-001189  
 Location: 3503 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0191534539  
 Decimal Longitude: -118.422131725  
 Location(OSWCR): 3503 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0191534539  
 Decim Long(OSWCR): -118.422131725  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
19	W	0.89	4,681.03	127.72	WATER WELLS

WCR No: WCR2018-001187  
 Location: 3503 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0191534539  
 Decimal Longitude: -118.422131725  
 Location(OSWCR): 3503 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0191534539  
 Decim Long(OSWCR): -118.422131725  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
20	W	0.89	4,695.06	125.57	WATER WELLS



## Wells and Additional Sources Detail Report

WCR No: WCR2021-010220  
 Location: 3505 S SEPULVEDA BLVD  
 City: LOS ANGELES  
 County: Los Angeles  
 Decimal Latitude: 34.0189749  
 Decimal Longitude: -118.4221858  
 Location(OSWCR): 3505 S SEPULVEDA BLVD  
 City(OSWCR): LOS ANGELES  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0189749  
 Decim Long(OSWCR): -118.4221858  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003247  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004480  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003276  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003280  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003245  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD

## Wells and Additional Sources Detail Report

City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004496  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004478  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004425  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles

## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004489  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003277  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No: WCR2017-003253  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004477  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003262  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003292  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004493  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004416  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD

## Wells and Additional Sources Detail Report

City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003279  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004485  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004491  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles



## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004428  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003291  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No: WCR2017-004481  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003264  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003269  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004421  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004502  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003246  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD

## Wells and Additional Sources Detail Report

City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003285  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003293  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003249  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles

## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003248  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004494  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No: WCR2017-003287  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003251  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004487  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004490  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004423  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003286  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD



## Wells and Additional Sources Detail Report

City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004482  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003284  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004420  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles

## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003266  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004479  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No: WCR2017-003270  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003283  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003294  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003244  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004495  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004504  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD

## Wells and Additional Sources Detail Report

City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004497  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003281  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004500  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles

## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004484  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003267  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
21	W	0.90	4,733.06	125.02	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No: WCR2017-004486  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-004492  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003265  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports



# Wells and Additional Sources Detail Report

## Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003259  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003260  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003250  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD

## Wells and Additional Sources Detail Report

City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
<a href="#">21</a>	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003252  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
<a href="#">21</a>	W	0.90	4,733.06	125.02	WATER WELLS

WCR No: WCR2017-003257  
 Location: 3505 S Sepulveda BLVD  
 City: Los Angeles  
 County: Los Angeles  
 Decimal Latitude: 34.0188634234  
 Decimal Longitude: -118.422314575  
 Location(OSWCR): 3505 S Sepulveda BLVD  
 City(OSWCR): Los Angeles  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0188634234  
 Decim Long(OSWCR): -118.422314575  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
<a href="#">22</a>	W	0.92	4,838.36	119.20	WATER WELLS

WCR No: WCR2021-008782  
 Location: 3517 TULLER AVE  
 City: LOS ANGELES

## Wells and Additional Sources Detail Report

County: Los Angeles  
 Decimal Latitude: 34.018269  
 Decimal Longitude: -118.4226604  
 Location(OSWCR): 3517 TULLER AVE  
 City(OSWCR): LOS ANGELES  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.018269  
 Decim Long(OSWCR): -118.4226604  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

---

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.92	4,855.80	118.97	WATER WELLS

WCR No: WCR2021-008778  
 Location: 3517 TULLER AVE  
 City: LOS ANGELES  
 County: Los Angeles  
 Decimal Latitude: 34.0182597  
 Decimal Longitude: -118.4227177  
 Location(OSWCR): 3517 TULLER AVE  
 City(OSWCR): LOS ANGELES  
 County(OSWCR): Los Angeles  
 Decimal Lat(OSWCR): 34.0182597  
 Decim Long(OSWCR): -118.4227177  
 Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

## Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *LOS ANGELES* County: **2**

*Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L*

*Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L*

*Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L*

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Federal Area Radon Information for *LOS ANGELES* County

No Measures/Homes:	69
Geometric Mean:	0.4
Arithmetic Mean:	0.7
Median:	0.5
Standard Deviation:	1
Maximum:	5.6
% >4 pCi/L:	1
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of California conducted during 1989-90. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.

## **Federal Sources**

### **FEMA National Flood Hazard Layer**

**FEMA FLOOD**

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

### **Indoor Radon Data**

**INDOOR RADON**

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

### **Public Water Systems Violations and Enforcement Data**

**PWSV**

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

### **Radon Zone Level**

**RADON ZONE**

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

### **Safe Drinking Water Information System (SDWIS)**

**SDWIS**

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

### **Soil Survey Geographic database**

**SSURGO**

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

### **U.S. Fish & Wildlife Service Wetland Data**

**US WETLAND**

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

### **USGS Current Topo**

**US TOPO**

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

### **USGS Geology**

**US GEOLOGY**

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

### **USGS National Water Information System**

**FED USGS**

The U.S. Geological Survey's (USGS) National Water Information System (NWIS) is the nation's principal repository of water resources data. The data includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data. This NWIS database information is obtained through the Water Quality Data Portal (WQP). The WQP is a cooperative service sponsored by the USGS, the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC).

## **State Sources**

# Appendix

## Oil and Gas Wells

OGW

A list of Oil and Gas well locations. This is provided by California's Department of Conservation Division of Oil, Gas and Geothermal Resources.

## Periodic Groundwater Level Measurement Locations

MONITOR WELLS

Locations of groundwater level monitoring wells in the Department of Water Resources (DWR)'s Periodic Groundwater Levels dataset. The DWR Periodic Groundwater Levels dataset contains seasonal and long-term groundwater level measurements collected by the Department of Water Resources and cooperating agencies.

## Well Completion Reports

WATER WELLS

List of wells from the Well Completion Reports data made available by the California Department of Water Resources' (DWR) Online System for Well Completion Reports (OSWCR). Please note that the majority of well completion reports have been spatially registered to the center of the 1x1 mile Public Land Survey System section that the well is located in.

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JOHN WEIGHT  
EXECUTIVE OFFICER

## SOILS REPORT APPROVAL LETTER

September 10, 2020

LOG # 114538  
SOILS/GEOLOGY FILE - 2

Wiseman Development  
11601 Santa Monica Blvd.  
Los Angeles, CA 90025

TRACT: Regal Square (MP 24-88)  
BLOCK: 3  
LOT(S): 3-12  
LOCATION: 10610 - 10646 W Venice Blvd.

<u>CURRENT REFERENCE</u>	<u>REPORT</u>	<u>DATE OF</u>	<u>PREPARED BY</u>
<u>REPORT/LETTER(S)</u>	<u>No.</u>	<u>DOCUMENT</u>	
Soils Report	20-415	09/02/2020	Geotech Consultants, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed 5-story building over two street level parking and one level of subterranean parking. The earth materials at the subsurface exploration locations consist of up to 3 feet of uncertified fill underlain by silty sand and sand. The consultants recommend to support the proposed structure on conventional foundations bearing on native undisturbed soils or compacted fill.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).
2. All recommendations of the report(s) that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

3. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
4. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
5. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
6. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).
7. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings (7011.3).
8. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
9. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
10. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
11. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
12. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
13. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit (3307.3.2).
14. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.

15. Unsurcharged temporary excavations over 5 feet, up to a maximum height of 10 feet, exposing soil shall be trimmed back at a gradient not exceeding 1:1, as recommended.
16. Shoring shall be designed for the lateral earth pressures specified in the section titled "Cantilevered Soldier Piles" starting on page 8 of the 09/02/2020 report; all surcharge loads shall be included into the design.
17. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
18. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
19. All foundations shall derive entire support from native undisturbed soils or compacted fill, as recommended and shall be approved by the geologist and soils engineer by inspection.
20. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
21. Slabs placed on approved compacted fill shall be at least 4 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
22. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane.
23. The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check. According to ASCE 7-16 Section 11.4.8, the long period coefficient ( $F_v$ ) may be selected per Table 11.4-2 in ASCE 7-16, provided that the value of the Seismic Response Coefficient ( $C_s$ ) is determined by Equation 12.8-2 for values of the fundamental period of the building ( $T$ ) less than or equal to  $1.5T_s$ , and taken as 1.5 times the value computed in accordance with either Equation 12.8-3 for  $T$  greater than  $1.5T_s$  and less than or equal to  $T_L$  or Equation 12.8-4 for  $T$  greater than  $T_L$ . Alternatively, a supplemental report containing a site-specific ground motion hazard analysis in accordance with ASCE 7-16 Section 21.2 shall be submitted for review and approval.
24. Basement walls shall be designed for the lateral earth pressures specified in the section titled "Basement Walls" starting on page 11 of the 09/02/2020 report. All surcharge loads shall be included into the design.
25. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
26. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended

- in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
27. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
  28. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).
  29. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
  30. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).
  31. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
  32. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
  33. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).
  34. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
  35. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; [shoring; ABC slot cuts; underpinning; pile installation;] protection fences; and, dust and traffic control will be scheduled (108.9.1).
  36. Installation of shoring, underpinning, slot cutting and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
  37. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter

shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).

38. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.



YING LIU  
Geotechnical Engineer II

Log No. 114538  
213-482-0480

cc: Geotech Consultants, Inc., Project Consultant  
WL District Office

REPORT OF  
GEOTECHNICAL INVESTIGATION  
PROPOSED 5-STORY APARTMENT BUILDING  
OVER TWO STREET LEVELS PARKING AND  
ONE LEVEL OF SUBTERRANEAN PARKING  
TRACT: REGAL SQUARE (MB 24-88),  
BLOCK: BLK 3, LOTS: 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12  
10610-10646 VENICE BOULEVARD  
LOS ANGELES, CALIFORNIA

FOR  
WISEMAN DEVELOPMENT

PROJECT NO. 20-415  
SEPTEMBER 2, 2020

September 2, 2020

20-415

Wiseman Development  
11601 Santa Monica Boulevard  
Los Angeles, California 90025

Subject: Geotechnical Investigation  
Proposed 5-Story Building  
Over Two Street Levels Parking and  
One Level of Subterranean Parking  
Tract: Regal Square,  
Block: BLK 3, Lots: 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12  
10610-10646 Venice Blvd.  
Los Angeles, California

Dear Mr. Cohanzad:

This report presents the results of a geotechnical investigation for the subject project. During the course of this investigation, the engineering properties of the subsurface materials were evaluated in order to provide recommendations for design and construction of temporary excavations, foundations, grade slabs, and subsurface walls. The investigation included subsurface exploration, soil sampling, laboratory testing, engineering evaluation and analysis, consultation and preparation of this report.

GeoTech Consultants, Inc. (GTC) has prepared this soils investigation report for the proposed project by drilling 2 deep borings at 42 and 32 feet, conducting laboratory tests and engineering analysis and calculations independent of all previous work. All of the presented engineering values and analysis in this report are based on our samples derived from the borings and laboratory tests conducted in our soils lab.

#### **LIST OF ATTACHMENTS TO THIS REPORT**

The attached Appendix I, describes the method of field exploration. Appendix II describes the laboratory testing procedures.

Plate No.1 shows the Site Location. Plate Nos. 2, 3, and 4 show the Seismic Hazard Zone Map, Historically Highest Groundwater Contour and Alluvium Condition.



The enclosed Site Plan & Cross Sections A-A' & B-B' Drawing Nos.1, 2, & 3 show the approximate location of the exploratory boring in relation to the site boundaries and the proposed building.

Figure Nos. I-1.1, I-1.2 and I-2 presents summaries of the materials encountered at the location of our borings. Figure No. I-3 presents the Uniform Soil Classification System Chart; a guide to the Log of Exploratory Borings.

Figure Nos. II-1 and II-2 present the results of direct shear and consolidation tests performed on selected undisturbed soil samples.

Figure No.1 presents the soil bearing capacity.

Selected Parameters – ASCE Seismic Report.

Table 1: Wall Design, represents the result of active, at-rest, and seismic lateral pressure calculations on basement and cantilever walls.

Table 2: Shoring Design, is the result of the computer printout calculations that follow the tables.

Following the Tables 1 & 2 are computer printouts, the result of our lateral pressure calculations on the shoring system.

It should be noted that the presented recommendations in this report are based on our understanding of the depth of excavation, structural setback and assumed loading data. This office should be notified if the actual loading and excavation depths are different from those used during this investigation.

### **PROJECT CONSIDERATION**

It is our understanding that the proposed project will consist of construction of a five story building over two street levels, and one subterranean level parking. The approximate location of the proposed building is shown on the enclosed Site Plan; Drawing No. 1.

The proposed building above the garage is expected to be constructed of wood frame. The garage structure will be constructed of concrete block exterior walls with a rigid diaphragm (structural concrete deck) at the top.

It is anticipated that the perimeter walls of the basement garage of the proposed building would be extended to close proximity of the respective property lines. Assuming that the parking garage level will be established at some 12 feet below

grade, it is anticipated that maximum height of excavation to the perimeter wall footing levels of the basement garage would on the order of 14 feet.

Due to the anticipated height of excavation and the planned extension of the line of excavation to close proximity of the respective property lines, temporary shoring will be required during the course of basement garage construction. The temporary shoring system should be in a form of cantilevered soldier piles.

Structural loading data was not available during the course of preparation of this report. For the purpose of this report, it is assumed that concentrated loads will be on the order of 500 kips, combined dead plus frequently applied live loads. Wall footings are expected to exert loads of on the order of 4 kips per lineal foot.

## **SITE CONDITIONS**

### **SURFACE CONDITIONS**

The site of the proposed project covers ten lots and is located at 10610-10646 Venice Boulevard, Los Angeles, California. The site is approximately rectangular shaped, covering ten lots with an area of about 23,700 square feet. See the enclosed Site Plan; Drawing No. 1. At the time of our field investigation, the site was occupied by existing buildings. These structures will be demolished for the proposed development. The ground surface of the site was noted to be generally level.

### **FIELD INVESTIGATION**

In order to define the subsurface conditions, 2 borings were excavated within the subject site. The approximate locations of the borings are shown on the enclosed Drawing No. 1. The borings were extended to a maximum depth of 42 feet below existing grades. Continuous logs of the subsurface conditions, as encountered in the excavated borings, were recorded in the field and are presented on the log of exploratory borings.

### **LABORATORY TESTING**

The laboratory tests were conducted on representative samples in order to determine certain physical properties of the subsurface materials. Field moisture content, in-situ density, shear strength, consolidation were determined from these tests.

The laboratory test results are presented on Figure Nos. II-1 and II-2, within Appendix II. The results of our field and laboratory investigations were evaluated. Based on the results of the laboratory testing, engineering analyses were performed in order to formulate recommendations for design and construction of foundations.

## **SUBSURFACE CONDITIONS**

### **SOIL PROFILE**

Correlation of the subsoil between the borings was considered to be good. Generally, the site, to the depths explored, was found to be covered with surficial fill underlain by natural deposits of silty sand, and sandy silt in moist and dense condition.

Thickness of the surficial fill was found to be about 3 feet at the location of our borings. Deeper fill, however, may be present between the borings.

The existing surficial fill were found to be generally porous in-place and compressible. At their present state, such soils are considered to be inadequate for foundations and grade slabs support. The existing fill, however, may be excavated and reused in the deeper fill areas.

The materials found below the planned foundation levels were found to be generally dense, silty and sandy soils. The results of our laboratory testing indicated that these soils were of moderate strengths and moderately compressible.

Groundwater was not encountered at the location of our borings drilled to maximum depth of 42 feet. No caving was experienced during the course of our field exploration.

### **GROUNDWATER**

Groundwater was not encountered in our exploratory borings drilled to maximum depth of 42 feet below existing ground surface.

According to the map included in the "Seismic Hazard Evaluation of the Beverly Hills 7.5-Minute Quadrangle, Los Angeles County, California" dated 1998 by the Department of Conservation - Division of Mines and Geology, historical highest groundwater level has been on the order of 25 feet from the ground surface. Groundwater level may fluctuate because of seasonal changes, injection or extraction of water, variations in temperature and other causes.

The groundwater will not be a factor in the construction project and during the useful life of the proposed structure.

### EVALUATION OF LIQUEFACTION POTENTIAL

The site is not located within a State of California Liquefaction Seismic Hazard Zone. During the course of our investigation, groundwater was not found in our boring drilled to of 42 feet. The available maps indicate that the historically highest groundwater level at the site was near 25 feet. Therefore chances of liquefaction occurring at the subject site is remote.

### SEISMIC CONSIDERATIONS

New seismic design parameters based on the new code have been provided. In accordance with the ASCE 7-16, corresponding to LABC 2020, the project site can be classified as site "D". The mapped spectral accelerations of  $S_s = 1.978$  and  $S_1 = 0.701$  can be used for this project. These parameters correspond to site coefficient values of  $F_a = 1.0$  and  $F_v = N/A$  respectively (see the seismic design parameters and note below).

$$S_{MS} = F_a(S_s) = 1.0 (1.892) = 1.978$$

$$S_{M1} = F_v(S_1) = N/A \text{ (see note below)}$$

$$S_{DS} = \frac{2}{3}(S_{MS}) = \frac{2}{3}(1.892) = 1.319$$

$$S_{D1} = \frac{2}{3}(S_{M1}) = N/A \text{ (see note below)}$$

Note: Since the seismic factor,  $S_1$  is greater than 0.2 site-specific ground-motion hazard analysis may be required. The project structural engineer shall determine if an exemption can be applied in accordance with ASCE 7-16 Section 11.4.8. If an exemption applies, a long period coefficient ( $F_v$ ) of 1.7 may be utilized for calculation of seismic parameters. A copy of the detailed ASCE out-put is included with this report.

### EVALUATION AND RECOMMENDATIONS

#### GENERAL

Based on the geotechnical engineering data derived from this investigation, the property is considered to be suitable for the proposed development from geotechnical engineering standpoint. Conventional spread footing foundation system could be used

for support of the proposed building. The foundation bearing materials are expected to be dense and very very dense, silty sand and sandy native soils.

It is anticipated that the basement garage excavations will be made through surficial fill, silty sand and sandy soils. Maximum height of excavation to the perimeter wall footing levels of the basement garage are expected to range to maximum of about 14 feet. Due to the magnitude of the depth of excavation and the planned extension of the line of excavation to close proximity of the respective property lines, temporary shoring will be required during the course of basement garage construction. Such a shoring system should be in a form of soldier piles.

Where adequate horizontal distance beyond the planned line of excavation is available, unsupported, open excavation slopes in accordance with the recommendations of this report may be used.

The basement floor slabs could be supported on the exposed subgrade, provided that any disturbed soils would be compacted in-place to a relative compaction of at least 90 percent at near optimum moisture content

The following sections present our specific recommendations for temporary excavations, foundations, lateral design, basement grade slabs, subsurface walls, and observations during construction.

### **TEMPORARY EXCAVATION**

**Unsupported/open Cuts:** Where space limitations permit, unshored temporary excavation slopes could be used. Based upon the engineering characteristics of the site upper soils, it is our opinion that temporary excavation slopes in accordance with the following table should be used:

Maximum Depth of Cut (Ft)	Maximum Slope Ratio (Horizontal:Vertical)
0-5	Vertical
5-10	1:1

Water should not be allowed to flow over the top of the excavation in an uncontrolled manner. No surcharge should be allowed within a 45-degree line drawn

from the bottom of the excavation. Excavation surfaces should be kept moist but not saturated to retard raveling and sloughing during construction.

It would be advantageous, particularly during wet season construction, to place polyethylene plastic sheeting over the slopes. This will reduce the chances of moisture changes within the soil banks and material wash into the excavation.

### **CANTILEVERED SOLDIER PILES**

Cantilevered soldier piles should be used as a means of temporary shoring where minor lateral deflection at the top of the pile can be tolerated. The deflection of the soldier beams should be limited to not more than 1/2 of an inch where offsite structures occur and one inch where public streets and alleys. Soldier piles consist of structural steel beams encased in concrete (below the basement garage level) and slurry mix within the exposed depths of excavation.

The lateral resistance for cantilevered soldier piles may be assumed to be offered by available passive pressure below the basement level. An allowable passive pressure of 300 pounds per square foot per foot of depth may be used below the basement level for soldier piles having center-to-center spacing of at least 2-1/2 times the pile diameter. Maximum allowable passive pressure should be limited to 3,000 pounds per square foot. The maximum center-to-center spacing of the vertical shafts should be maintained no greater than 10 feet.

For temporary excavations, active pressure on piles with maximum excavation depth of approximately 15 feet may be computed using an equivalent fluid density of 25 pounds per cubic foot.

In addition to the recommended earth pressure, the upper ten feet of the shoring adjacent to the street or driveway areas should be designed to resist a uniform lateral pressure of 100 psf. If the traffic is kept back at least 10 feet from the shoring or a distance from the shoring equal to at least half the shoring height, whichever is greater, the traffic surcharge may be neglected.

Uniform surcharge may be computed using an active pressure coefficient of 0.34 times the uniform load. When using cantilevered soldier piles for temporary shoring, the

point of fixity (for the purpose of moment calculations), may be assumed to occur at some 2 feet below the base of the excavation.

See our attachments for the result Table-2 of the active pressure calculations and the calculations that follow in the same attachment.

In order to limit local sloughing, it is recommended that lagging be used where fill is exposed between the soldier piles. The time between lagging excavation and lagging placement should be as short as possible. All wood members left in the ground should be pressure treated. For the purpose of design, We recommend that maximum lagging pressure of 400 psf should be expected when surcharges are not affecting the shoring system.

If the construction cuts are open, they should be covered by a plastic membrane kept in place by holding blocks or driven re-bars at the top and bottom of the membrane. No equipment or personnel should stand closer than 10 feet from the top of the temporary cut. We should examine the construction cuts periodically to verify performance. All construction cuts should comply with the State of California Construction Safety Orders (CAL/OSHA).

#### **PASSIVE PRESSURE RECOMMENDATION:**

The lateral resistance for cantilevered soldier piles may be assumed to be offered by available passive pressure below the basement level. A passive pressure of zero at the finished grades and increasing at a rate of 300 pounds per square foot per foot of depth to a maximum value of 3,000 pounds per square foot may be used for footings poured against native soils. For design of isolate piles, the allowable passive and maximum earth pressure may be increased by 100 percent. Piles spaced more than three-pile diameters on center may be considered isolate.

#### **FOUNDATIONS**

Conventional spread footing foundation systems properly compacted fill soils or competent native soils are expected to provide adequate support for the proposed building. Continuous foundation may be designed for a bearing capacity 2,300 pounds per square foot, and should be a minimum of 16 inches in width, 24 inches in depth below the lowest adjacent final grades. Column foundation may be designed for a



bearing capacity of 2,600 pounds per square foot, and should be a minimum of 24 inches in width, 24 inches in depth below the lowest adjacent final grades. The bearing capacity may be may be increased at a rate of 350 & 250 pounds per square foot for each additional foot of footing depth and width, to a maximum value of 4,000 pounds per square foot.

The above given values are for the total of dead, plus frequently applied live loads. For short duration transient loading, such as wind or seismic forces, the given values may be increased by one-third.

Under the allowable maximum soil pressure, footings carrying the assumed maximum concentrated loads of 500 kips are expected to settle on the order of 3/4 of an inch. Continuous footings, with loads of about 4 kips per lineal foot are expected to settle on the order of 1/2 of an inch. Maximum differential settlements are expected to be on the order of 1/4 of an inch. The major portion of the settlements is expected to occur during construction.

## **LATERAL DESIGN**

Lateral resistance at the base of footings in contact with properly compacted fill soils may be assumed to be the product of the dead load forces and a coefficient of friction of 0.25. Passive pressure on the face of footings may also be used to resist lateral forces. A passive pressure of zero at the ground surface and increasing at a rate of 300 pounds per square foot per foot of depth to a maximum value of 3,000 pounds per square foot may be used for footings poured against native and/or properly compacted fill soils.

## **GRADE SLABS**

On the basis that slab subgrade would be prepared in accordance with the recommendations presented in the preceding sections of this report, grade slabs may be supported on the exposed native soils, at the basement level, which is properly compacted in-place to a relative compaction of at least 90 percent at optimum moisture content. The basement garage slab for this project should be at least 5 inches thick and be reinforced with # 4 bars placed at every 16 inches on center.

In the areas where moisture sensitive floor covering is used and slab dampness cannot be tolerated, a vapor-barrier should be used beneath the slabs. This normally consists of a 10-mil polyethylene film covered with 2 inches of clean sand.

## **BASEMENT WALLS**

The perimeter walls of the basement garage of the proposed building are expected to be buried to maximum depth of about 13 feet. Static design of these walls being restrained against rotation could be based on a trapezoidal earth pressure distribution of 47H psf as illustrated in the attachments to this report Table 1: Wall Design. Our analysis of restrained and cantilevered retaining walls indicate that load combination of seismic plus static active is lower than the at-rest forces. Therefore, no additional loading due to seismic is required for restrained walls.

When using the load combination equation from building code, the seismic earth pressure should be combined with the lateral active earth pressure for analyses of restrained basement walls under seismic loading condition. See Attachment No. 1, for the lateral pressure calculations and the result on Table 1 "Wall Design" of the same attachment.

The above given pressure assumes no hydrostatic pressure will occur behind the basement garage walls. This will require that proper subdrain be installed behind the basement walls. Proper subdrain should be installed behind the basement garage walls. Subdrain for basement perimeter walls normally consists of four-inch diameter perforated pipes, placed with perforation facing down. The pipe shall be encased in at least one-foot of gravel around the pipe. The gravel may consist of three-quarter inch to one inch crushed rocks.

Where adequate space is available, granular fill should be placed and compacted behind the retaining walls (after the subdrain is installed) to a relative compaction of at least 90 percent. At least one field density tests should be taken for each 2 feet of the backfill. The degree of compaction of the wall backfill should be verified by the Soil Engineer.

Where space is limited, free-draining gravel should be placed behind the retaining walls. The gravel should then be capped with at least 18 inch thick site soils also compacted to a relative compaction of at least 90 percent. It should be noted that

the backfill placed behind the basement garage walls should be made after the concrete decking is cast. All grading surrounding the building should be such to ensure that water drains freely from the site and does not pond.

All grading surrounding the building should be such to ensure that water drains freely from the site and does not pond. Where space is limited, free-draining gravel should be placed behind the retaining walls. The gravel should then be capped with at least 18 inch thick site soils also compacted to a relative compaction of at least 90 percent. It should be noted that the backfill placed behind the basement garage walls should be made after the concrete decking is cast. All grading surrounding the building should be such to ensure that water drains freely from the site and does not pond.

### **SURCHARGE LOADS ON BASEMENT WALLS**

In addition to lateral earth pressure, the basement garage walls should also be designed for any applicable uniform surcharge loads imposed on the adjacent grounds such as driveways and buildings, etc. Uniform surcharge effects may be computed using an at-rest coefficient of 0.51 times the assumed uniform loads.

All of the surcharges applied on the shoring system and the proposed building's basement walls, such as existing buildings, traffic and hydrostatic pressures shall be accounted for in the designs by the project structural engineer.

### **DRAINAGE**

Adequate site drainage is absolutely essential at the site and it should be provided. Roof drainage should be connected to an appropriate drainage system and carried away from the building and to the street. Yard drainage should be kept adequate to prevent ponding of water and saturation of the soils. Water should be directed to the street in an approved manner. Future performance of the building and appurtenances will be significantly influenced by the site drainage conditions. Planters and lawns adjacent to the building should be avoided. If planters are planned adjacent to the building, they should have the bottom and walls waterproofed and a drain installed to carry irrigation water away from the footing areas. Site drainage should be provided to divert roof and surface waters from the property through non-erodible drainage devices to the street. In no case should the surface waters be allowed to

pond adjacent to building or behind the basement garage walls. A minimum slope of two and five percent are recommended for paved and unpaved areas, respectively.

### **LOW IMPACT DEVELOPMENT (LID) REQUIREMENTS**

Typically, infiltration systems are utilized in areas underlain by pervious granular earth materials that have high percolation characteristics. In addition, infiltration systems are normally planned at least 10 feet from adjacent property lines or public right-of-way, and 10 feet from a 1:1 plane projected from the bottom of adjacent structural foundations. The proposed building is planned to occupy the entire site. In addition, the subject site is underlain by stiff and very stiff to hard older alluvium deposits that are generally considered impermeable. Therefore, onsite infiltration is not recommended.

As an alternative, a bio filtration system may be installed on the site in accordance with the City of Los Angeles Best Management Practices (City of Los Angeles, 2011). A planter box may be used to capture and treat storm-water runoff through different soil layers before discharging water on the street storm drain. The planter box should be an impermeable rigid structure that is equipped with an underdrain to prevent water infiltration to the underlying subsurface earth materials. Planter boxes may be situated aboveground and placed adjacent to building. Planter boxes should be designed as freestanding and for an inward equivalent fluid pressure of 45 pounds-per-cubic-foot. This fluid pressure includes vehicular surcharges. GeoTech Consultants, Inc., should be provided with the final plans to verify the location of the planter boxes.

### **SOLDIER BEAM SURVEY MONITORING (BY OWNER)**

1. Soldier beam survey monitoring shall be conducted on a periodic basis until the permanent structure is capable of supporting the imposed lateral loads.
2. A photographic/video survey of the adjacent street and structures should be performed to establish the pre-excavation base-line conditions. Prior to any excavation, survey monitoring control points and initial soldier beam offsets shall be established to monitor the horizontal and vertical movement of the soldier beams and adjacent structures.

3. Control points, initial soldier beam offsets, and monitoring performance of components of tieback anchor system for vertical and horizontal movement shall be established **weekly** by a licensed Surveyor under the direction and to the satisfaction of the Soil Engineer. The monitoring shall consist of readings of the vertical and lateral movement of the shoring wall.
4. Initial and periodic soldier beam readings shall be submitted to the Department of Public Works, Building & Safety, General Contractor, Shoring Sub-contractor, Shoring Engineer and Soils Engineer.
5. Monitoring readings shall be submitted within 3 working days after they are conducted. Additional reading shall be obtained when requested.
6. Control points shall be established outside the areas of influence of the shoring system to ensure the accuracy of the monitoring readings.
7. If any horizontal or vertical movement of the soldier beams reaches one inch (one-half inch adjacent to existing structures), the Soils Engineer and Shoring Engineer shall evaluate such movements and recommend corrective measures, if necessary, before excavation continues.

### **FLOOR SLAB ON GRADE**

The slabs-on-grade thickness and reinforcement should reflect the anticipated use of the slab and should be designed by the Structural Engineer. The floor slabs-on-grade should be a minimum of 4 inches thick with minimum reinforcement consisting of #4 bars spaced maximum at 16 inches each way (#4 @ maximum 16" o.c. each way) placed slightly above the slab mid-height. In areas where floor coverings or equipment that are sensitive to moisture are contemplated, a 10-mil visqueen moisture barrier should be placed beneath the slab with one inch of clean sand between the concrete slabs and the visqueen to aid in curing and to prevent puncture of the visqueen. Cracking of reinforced concrete is a relatively common occurrence. Some cracking of reinforced concrete, including slabs, can be anticipated. Irregularities in new slabs are also common. If cracking of slabs cannot be tolerated, heavily reinforced structural slabs are an option.

## **SITE PREPARATION**

Debris from demolition and underground utility lines to be abandoned should be removed from the building area. All excavations resulting from removal of existing obstructions should be backfilled with soil compacted to at least 90 percent of the maximum density as determined by ASTM: D-1557. If any cesspools or seepage pits are encountered during shoring, they should be backfilled with vibrated gravel or slurry mix to 5 feet below finish grade. The upper 5 feet should be backfilled with soil compacted by mechanical means.

## **FILL PLACEMENT**

Fill soils, if any, should be cleaned of deleterious debris, placed in 6 to 8 inch lifts, and brought to about optimum moisture content and compacted to at least 90 percent of the maximum density for granular soils. The placement of the fill should be performed under our observation and testing.

## **SITE GRADING**

Site grading for the proposed project is expected to include excavation in order to create the basement garage grades and backfilling behind the basement walls and ramp areas. Prior to placing any fill, the Soil Engineer should observe the excavation bottoms. In the areas of fill, all soils should be removed until native soil is exposed. The areas to receive compacted fill should be scarified to a depth of about 8 inches, moistened as required to bring to approximately optimum moisture content, and compacted to at least 90 percent of the maximum dry density as determined by the ASTM Designation D 1557-16 Compaction Method.

General guidelines regarding site grading are presented below which may be included in the earthwork specification. It is recommended that all fill be placed under engineering observation and in accordance with the following guidelines:

1. All fill should be granular in nature. Therefore, the excavated sandy soil from the site may be reused in the areas of compacted fill.
2. Before wall backfilling, subdrain should be installed. The subdrain system should consist of 4-inch diameter perforated pipes embedded in about 1 cubic feet of free draining gravel per foot of pipe. An approved filter fabric should then be wrapped around the free draining gravel in order to reduce

the chances of siltation. Non-perforated outlet pipes should then be used to pass through the wall into an interior sump. The subdrain pipes should be laid at a minimum grade of two percent for self cleaning.

3. The excavated sandy soils from the site are considered to be satisfactory to be reused in the areas of compacted fill and wall backfill provided that rocks larger than 6 inches in diameter are removed.
4. Fill material, approved by the Soil Engineer, should be placed in controlled layers. Each layer should be compacted to at least 90 percent of the maximum unit weight as determined by ASTM designation D 1557-16 for the material used.
5. The fill material shall be placed in layers which, when compacted, shall not exceed 8 inches per layer. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to insure uniformity of material in each layer.
6. When moisture content of the fill material is too low to obtain adequate compaction, water shall be added and thoroughly dispersed until the moisture content is near optimum.
7. When the moisture content of the fill material is too high to obtain adequate compaction, the fill material shall be aerated by blading or other satisfactory methods until near optimum moisture condition is achieved.
8. Inspection and field density tests should be conducted by the Soil Engineer during grading work to assure that adequate compaction is attained. Where compaction of less than 90 percent is indicated, additional compactive effort should be made with adjustment of the moisture content or layer thickness, as necessary, until at least 90 percent compaction is obtained.

### **PLAN REVIEW**

Grading and foundation plans should be reviewed by the Geotechnical Engineer, prior to finalization to verify that the plans have been prepared in substantial conformance with the recommendations of this report and to provide additional analyses or recommendations.

### **OBSERVATION DURING CONSTRUCTION**

The presented recommendations in this report assume that all structural foundations will be established in stiff native soils. All footing excavations should be observed by a representative of this office before reinforcing is placed.



The depths of cantilevered soldier piles should be confirmed by a representative of this office before concrete is placed. It is essential to assure that soldier piles are drilled to proper depths and diameters, and in accordance with the project plans and specifications.

Site grading work, such as wall backfilling, and subgrade preparation for basement slab support, should be conducted under observation and testing by a representative of this firm. All backfill soils should be properly compacted to at least 90 percent relative compaction. For proper scheduling, please notify this office at least 48 hours before any observation work is required.

### **WORKMAN SAFETY-EXCAVATIONS**

It is necessary for the contractor to provide adequate shoring and safety equipment as required by the State or Federal OSHA regulations. All regulations of the State or Federal OSHA should be followed before allowing workmen in a trench or other excavation. If excavations are to be made during the rainy season, particular care should be given to insure that berms or other devices will prevent surface water from flowing over the top of the excavations or ponding at the top of the excavations.

### **CLOSURE**

The findings and recommendations presented in this report were based on the results of our field and laboratory investigations combined with professional engineering experience and judgment. The report was prepared in accordance with generally accepted engineering principles and practice. We make no other warranty, either express or implied.

It is noted that the conclusions and recommendations presented are based on exploration "window" borings and excavations which is in conformance with accepted engineering practice. Some variations of subsurface conditions are common between "windows" and major variations are possible.

-oOo-

The following Figures and Appendices are attached and complete this report:

Appendix I-Method of Field Exploration

Appendix II-Methods of Laboratory Testing

Site Location Map Plate No. 1

Seismic Hazard Zone Map Plate No. 2

Historically Highest Groundwater Contour Map Plate No. 3

Seismic Hazard Map (Alluvium Condition) Plate No. 4

Site Plan Drawing No.1

Appendix III-Summary of Calculation

Figure Nos. I-1 through I-2 Log of Borings & I-3 Guide to the log of borings

Figure Nos. II-1 and II-2 Direct Shear and Swell – Consolidation Tests

Summary of Calculations Fig. No. 1, Bearing Capacity Calculations

USGS Design Maps Summary Report

Table 1: Wall Design

Table 2: Shoring Design

Lateral Pressure Calculations Computer Printout

Respectfully Submitted  
**GeoTech Consultants, Inc.**

Reviewed By:


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Behnam Mahmoudkhani  
Civil Engineer  
C 88488

## **APPENDIX I**

### **METHOD OF FIELD EXPLORATION**

In order to define the subsurface conditions, two borings were made on the site. The approximate location of the drilled borings are shown on the enclosed Site Plan. Borings were extended to maximum depth of about 42 feet below the existing grades. Borings were drilled with an auger.

Continuous logs of the subsurface conditions, as encountered in the test borings, were recorded during the field work and are presented on Figure Nos. I-1 and I-2 within this Appendix. These figures also show the number and approximate depths of each of the recovered soil samples.

The drilling of the borings was supervised by our field engineer who logged the materials brought up from the borings. Undisturbed and bulk samples were collected at depths appropriate to the investigation. The undisturbed sampler utilized in our investigation included our 2.50 inch I.D. drive barrel lined with 1 inch brass rings. The sampler used in the exploratory borings was driven to a depth of 12 inches with a 140-pound hammer falling through a height of 30 inches. The number of blows to drive the sampler 12 inches is shown on the attached Logs of Borings.

## APPENDIX II

### LABORATORY TESTING PROCEDURES

#### Moisture Density

The moisture-density information provides a summary of soil consistency for each stratum and can also provide a correlation between soils found on this site and other nearby sites. The dry unit weight and field moisture content were determined for each undisturbed sample, and the results are shown on the log of exploratory borings.

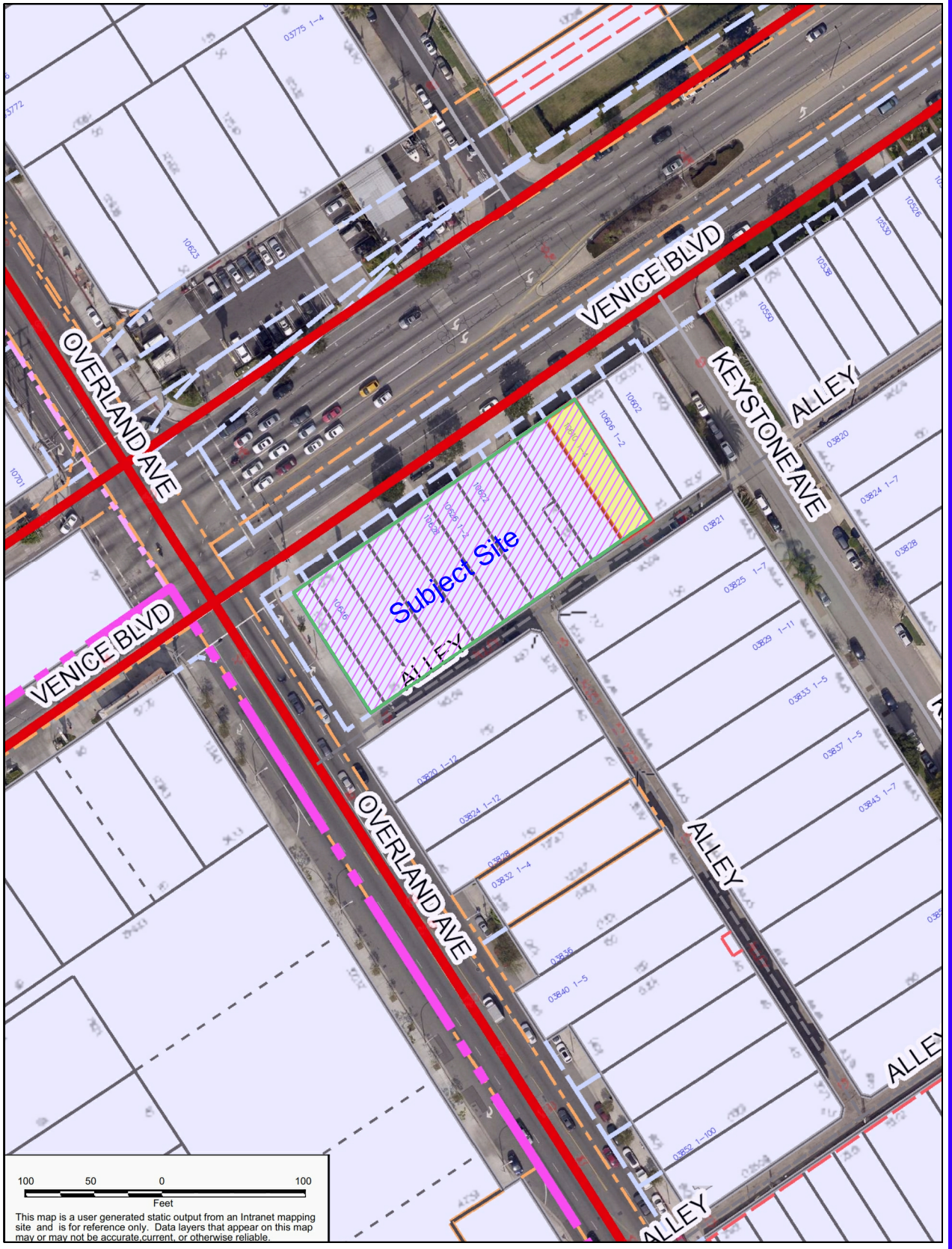
#### Shear Tests

Shear tests were made with a direct shear machine at a constant rate of strain. The machine is designed to test the soil without completely removing the samples from the brass rings. A range of normal stresses were applied vertically, and the shear strength was progressively determined at each load in order to determine the internal angle of friction and the cohesion. The results of direct shear tests are presented on Figure No. II-1 within this Appendix.

#### Consolidation

The apparatus used for the consolidation tests is designed to receive the undisturbed brass ring of soil as it comes from the field. Loads were applied to the test specimen in several increments, and the resulting deformations were recorded at selected time intervals. Porous stones were placed in contact with the top and bottom of the specimen to permit the ready addition or release of water.

Undisturbed specimens were tested at the field and added water conditions. The test results are shown on Figure No. II-2 within this Appendix.



## SITING

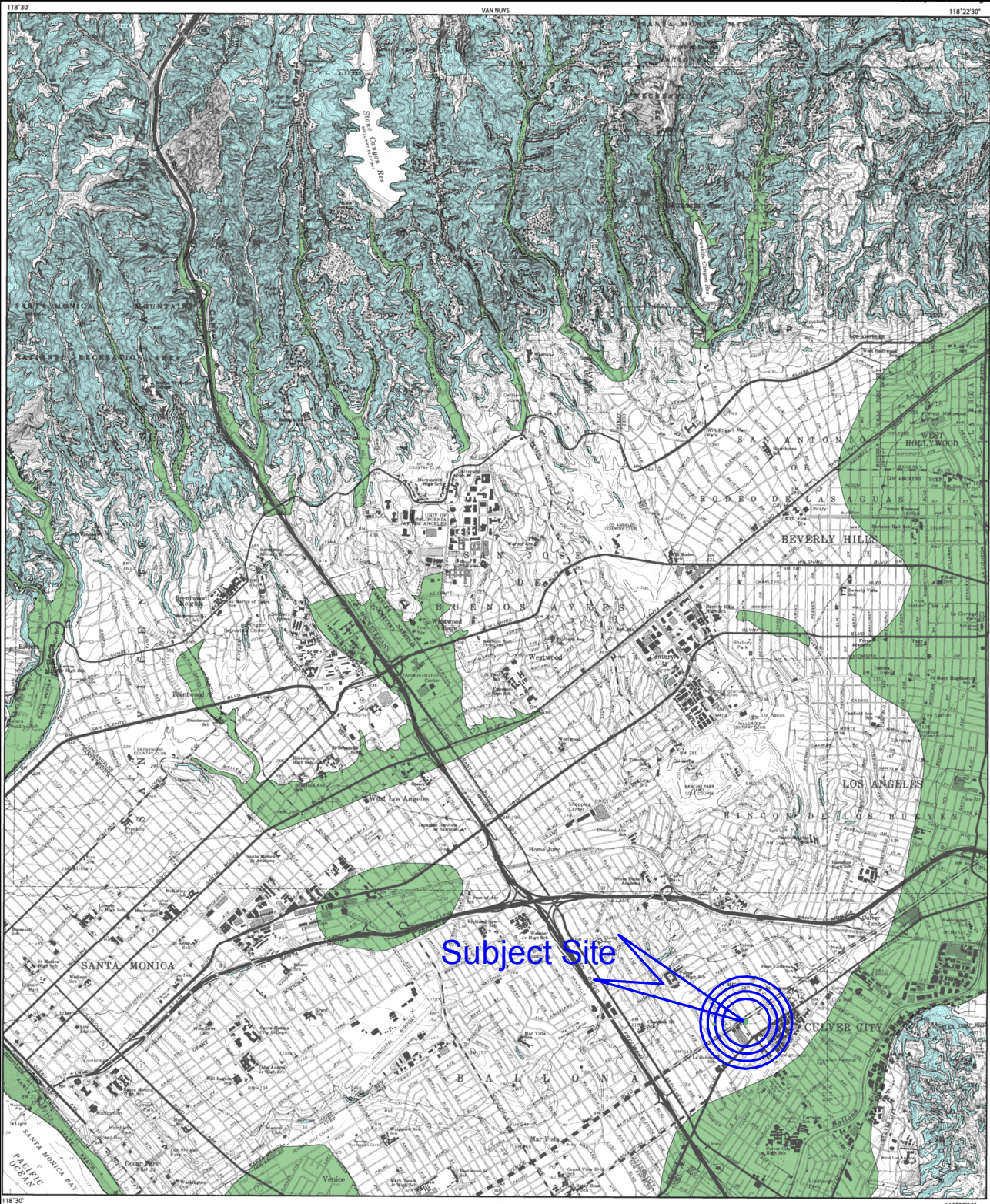
10610-10646 Venice Blvd. Los Angeles California

PROJECT No. 20 - 415

GeoTech Consultants, Inc.

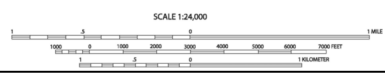
PLAN No. 1





Base Map prepared by U.S. Geological Survey, 1966, photorevised 1981, minor revisions 1994

**PURPOSE OF MAP**  
 This map will assist cities and counties in fulfilling their responsibilities for protecting the public safety from the effects of earthquake-triggered ground failure as required by the Seismic Hazards Mapping Act (Public Resources Code Sections 2690-2699.6).



**MAP EXPLANATION**  
 Zones of Required Investigation:

## SEISMIC HAZARD ZONES MAP

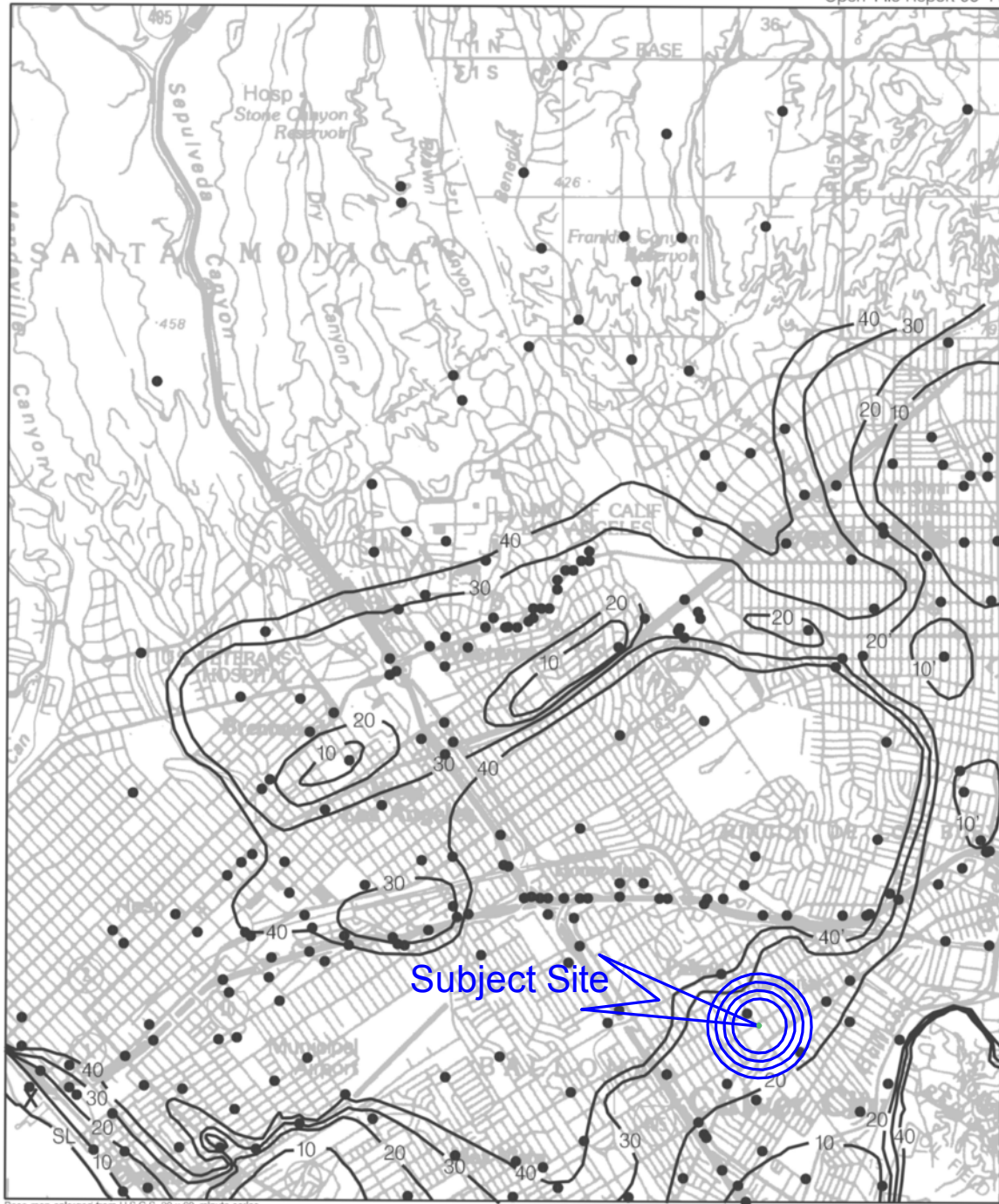
10610-10646 Venice Blvd. Los Angeles California

B No. 20 - 415

GeoTech Consultants, Inc.

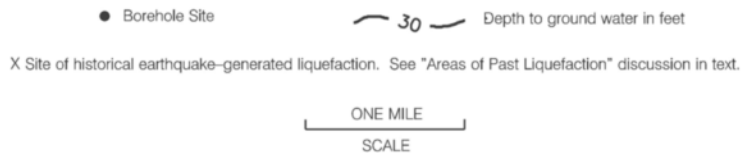
PAT No. 2





Base map enlarged from U.S.G.S. 30 x 60-minute series

Plate 1.2 Historically Highest Ground Water Contours and Borehole Log Data Locations, Beverly Hills Quadrangle.



### HISTORICALLY HIGHEST GROUND WATER CONTURS

10610-10646 Venice Blvd. Los Angeles California

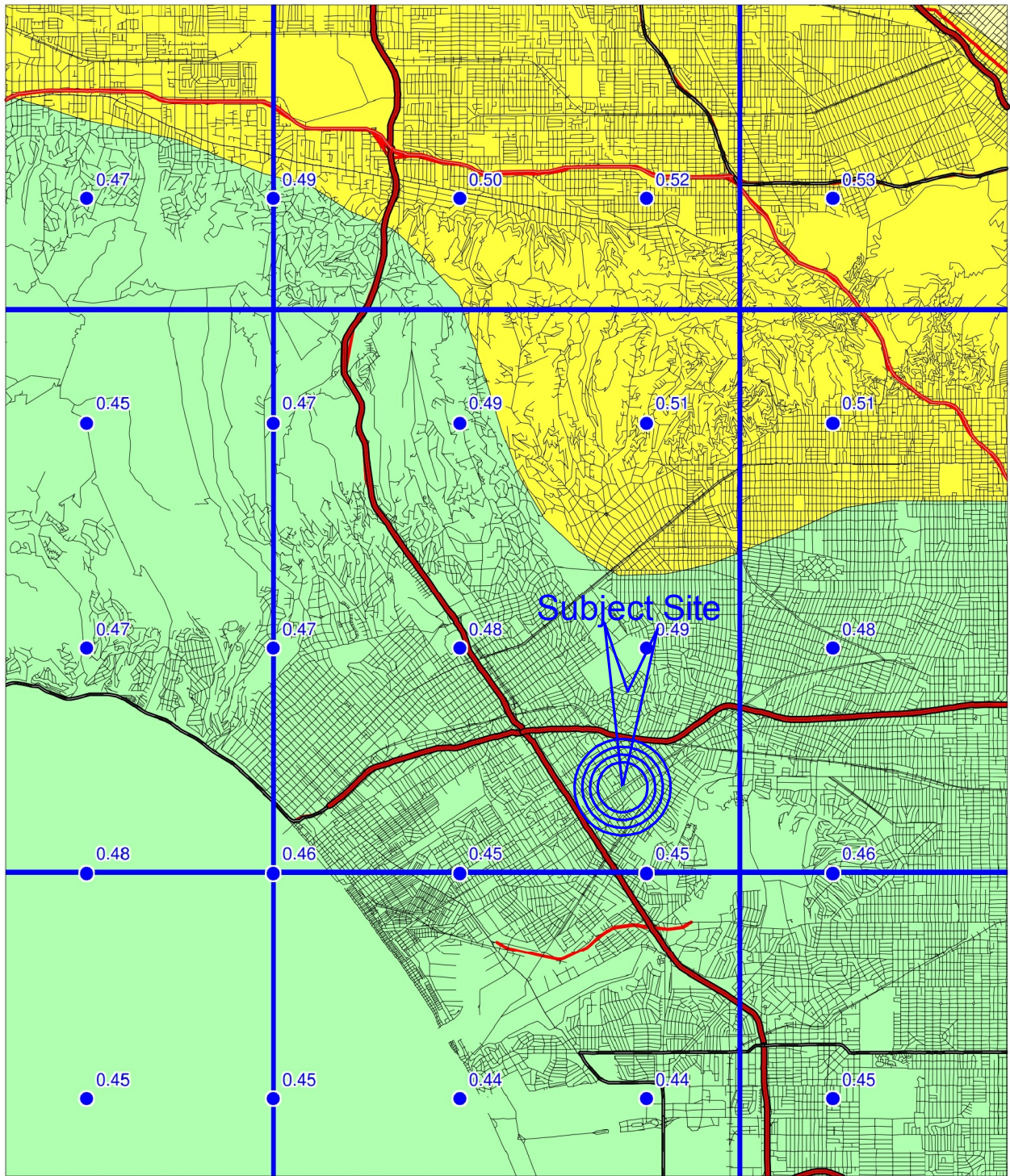
B No. 20 - 415

GeoTech Consultants, Inc.

PAT No. 3



### ALLUVIUM CONDITIONS



Base map modified from MapInfo Street Works ©1998 MapInfo Corporation

Department of Conservation  
Division of Mines and Geology

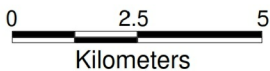


Figure 3.3

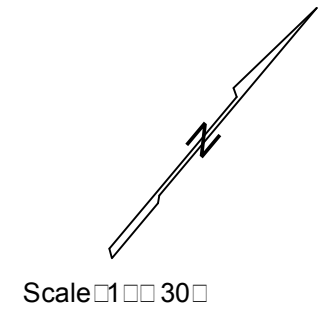
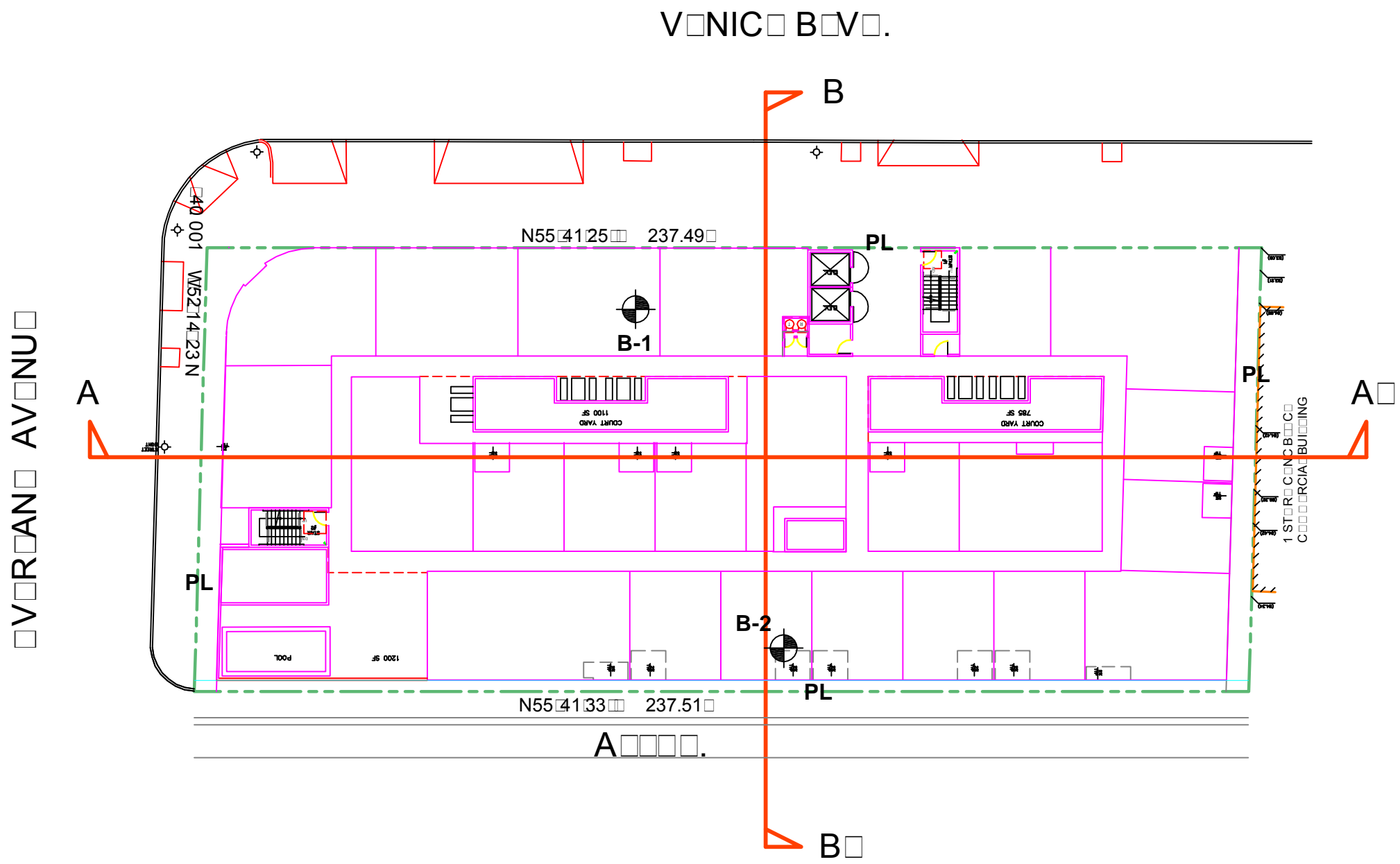
### ALLUVIUM CONDITION

□ B NA □ □ 10610-10646 Venice Blvd. □ Los Angeles □ California

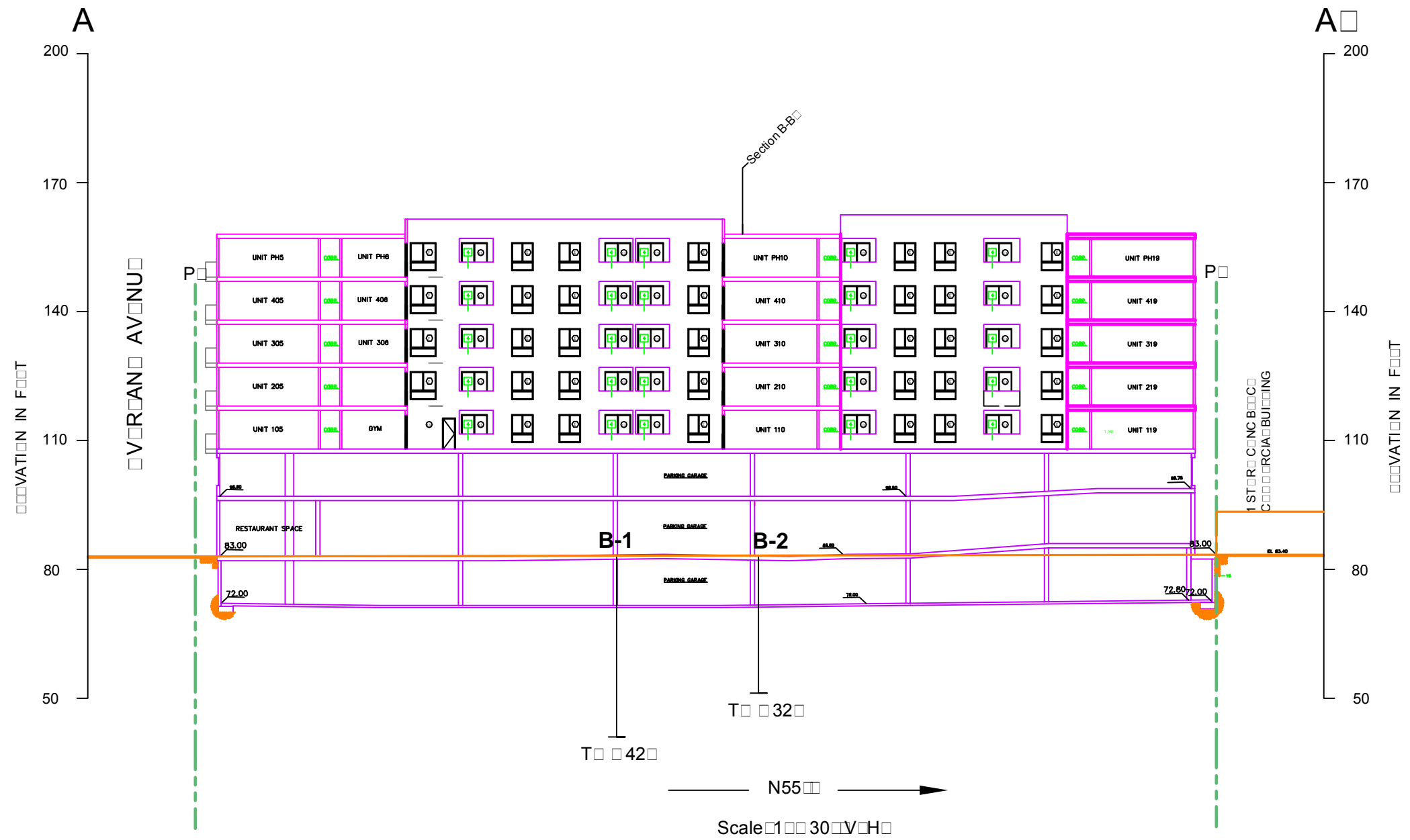
□ B No. 20 - 415

GeoTech Consultants, Inc.

□ AT □ No. 4



<b>SIT PLAN</b>			
Proposed Commercial Development Seven-Stories over one Level of Subterranean Parking			
		10610-10646 Venice Blvd., Los Angeles, California	
FOR:	Wiseman Development	DATE:	August 2020
		PROJECT No.	20-415
GeoTech Consultants Inc.			DRAWING No. 1

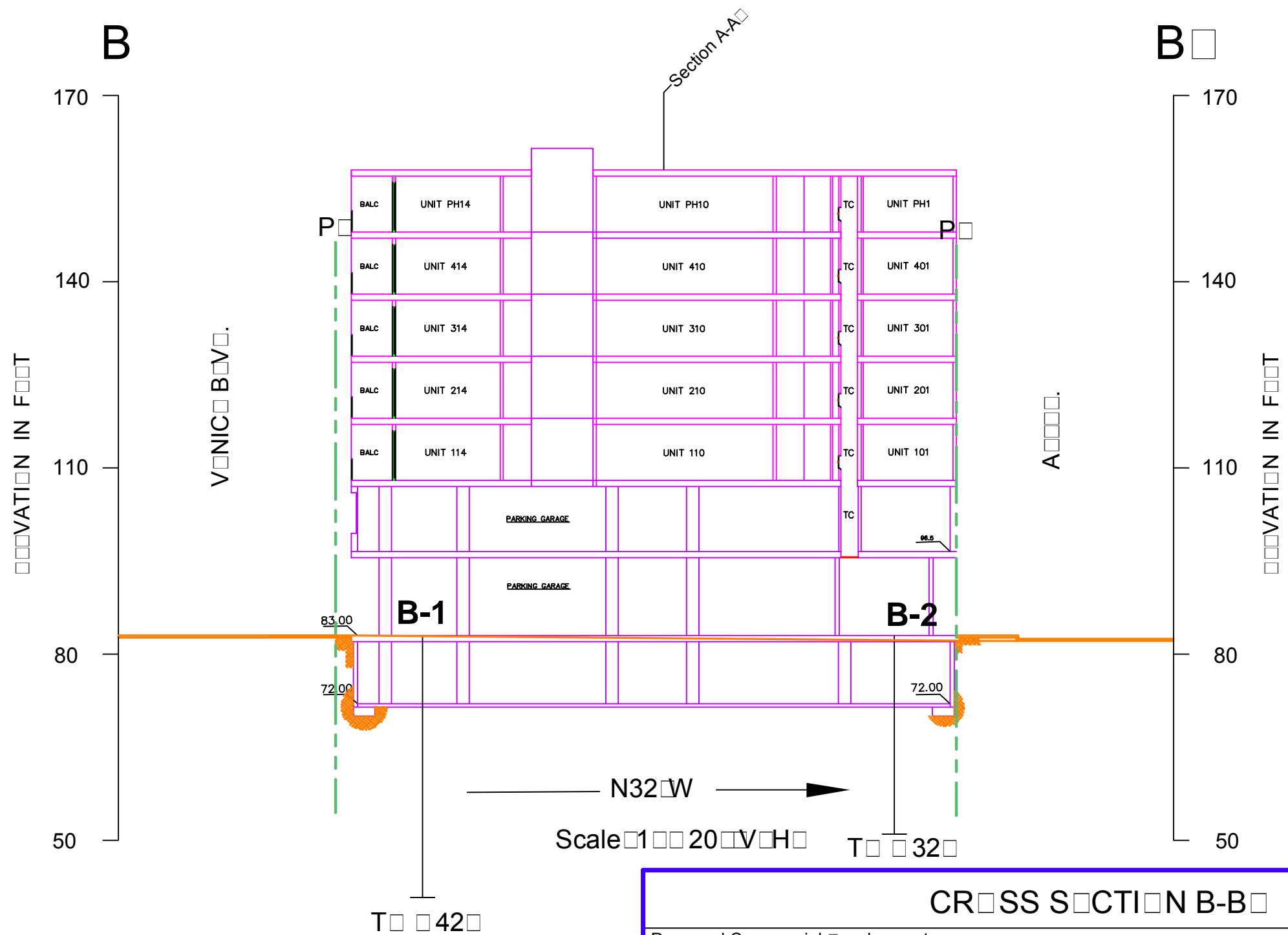


### CROSS SECTION A-A

Proposed Commercial Development  
 Seven-Stories over One Level of Subterranean Parking  
 10610-10646 Venice Blvd., Los Angeles, California

FOR: Wiseman Development	DATE: August 2020	PROJECT No. 20-415
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GeoTech Consultants Inc.	DRAWING No. 2
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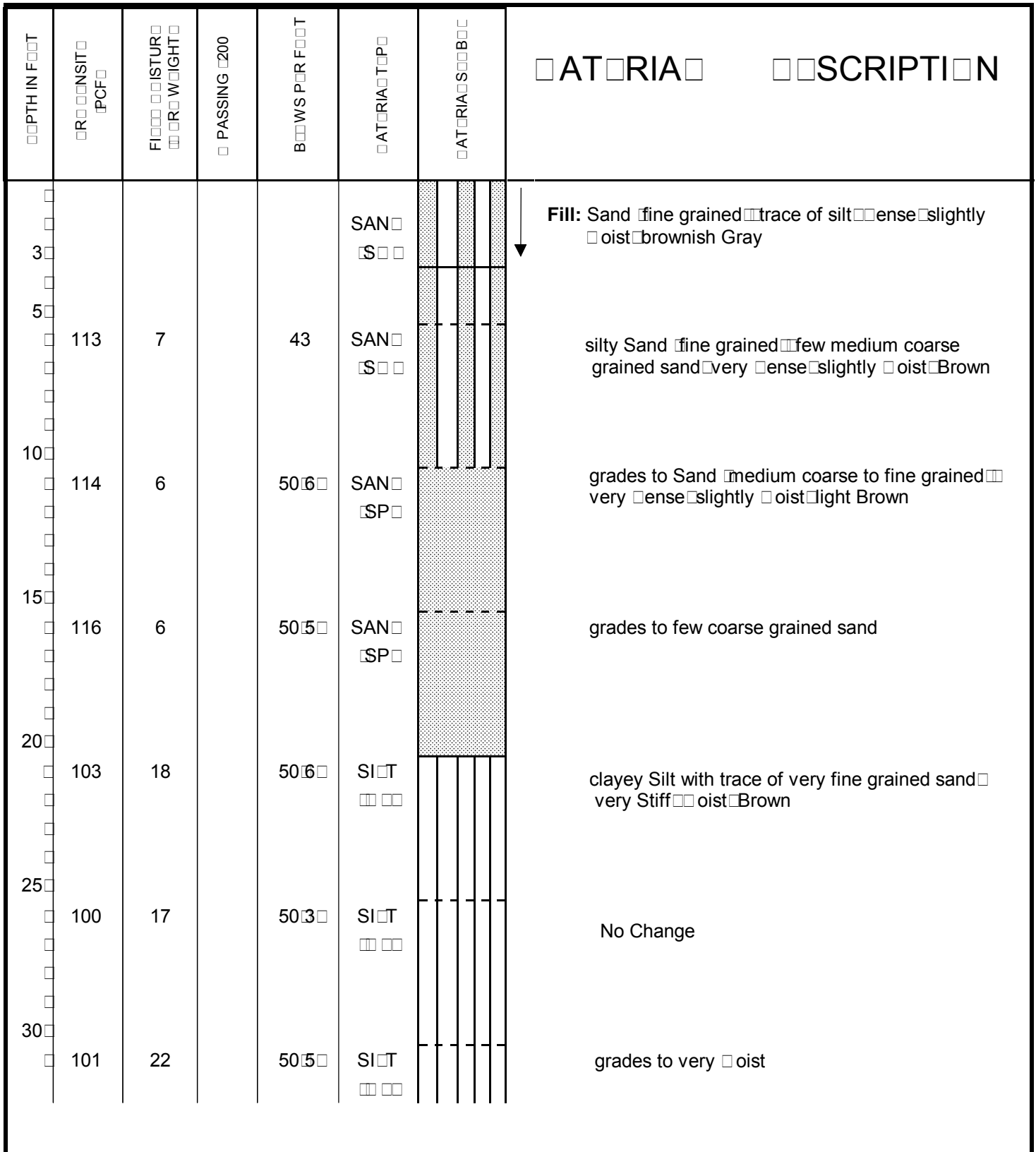


<b>CROSS SECTION B-B</b>			
Proposed Commercial Development Seven-Stories over one level of Subterranean Parking 10610-10646 Venice Blvd. Los Angeles California			
FOR: Wiseman Development	DATE: August 2020	PROJECT No. 20-415	
GeoTech Consultants Inc.		DRAWING No. 2	

# BORING No. 1

DATE EXCAVATED: 04/14/2020

LOGGED BY: Haybert



## LOG OF BORING

B NA 10646 Venice Blvd. Culver City CA.

B No. 20- 415

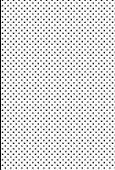
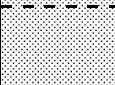
**GeoTech Consultants, Inc**

FIGURE NO I-1.1

# BORING No. 1 continued

DATE EXCAVATED: 04/14/2020

LOGGED BY: Haybert

DEPTH IN FOOT	ROCK CONTENT % PCF	FINEST GRAIN WEIGHT	PASSING #200	BOWS PER FOOT	ATRIA TOP	ATRIA S B	ATRIA DESCRIPTION
35	109	4		50.5	SAND SP		<p>Continued from previous page</p> <p>Sand very fine grained with trace silt very dense slightly moist light Gray</p> <p>grades to orangish Brown</p> <p>End of Boring 42 feet No Water No Caving</p>
40	111	3		50.5	SAND SP		
42							

## LOG OF BORING

10646 Venice Blvd. Culver City CA.

B No. 20- 415

**GeoTech Consultants, Inc.**

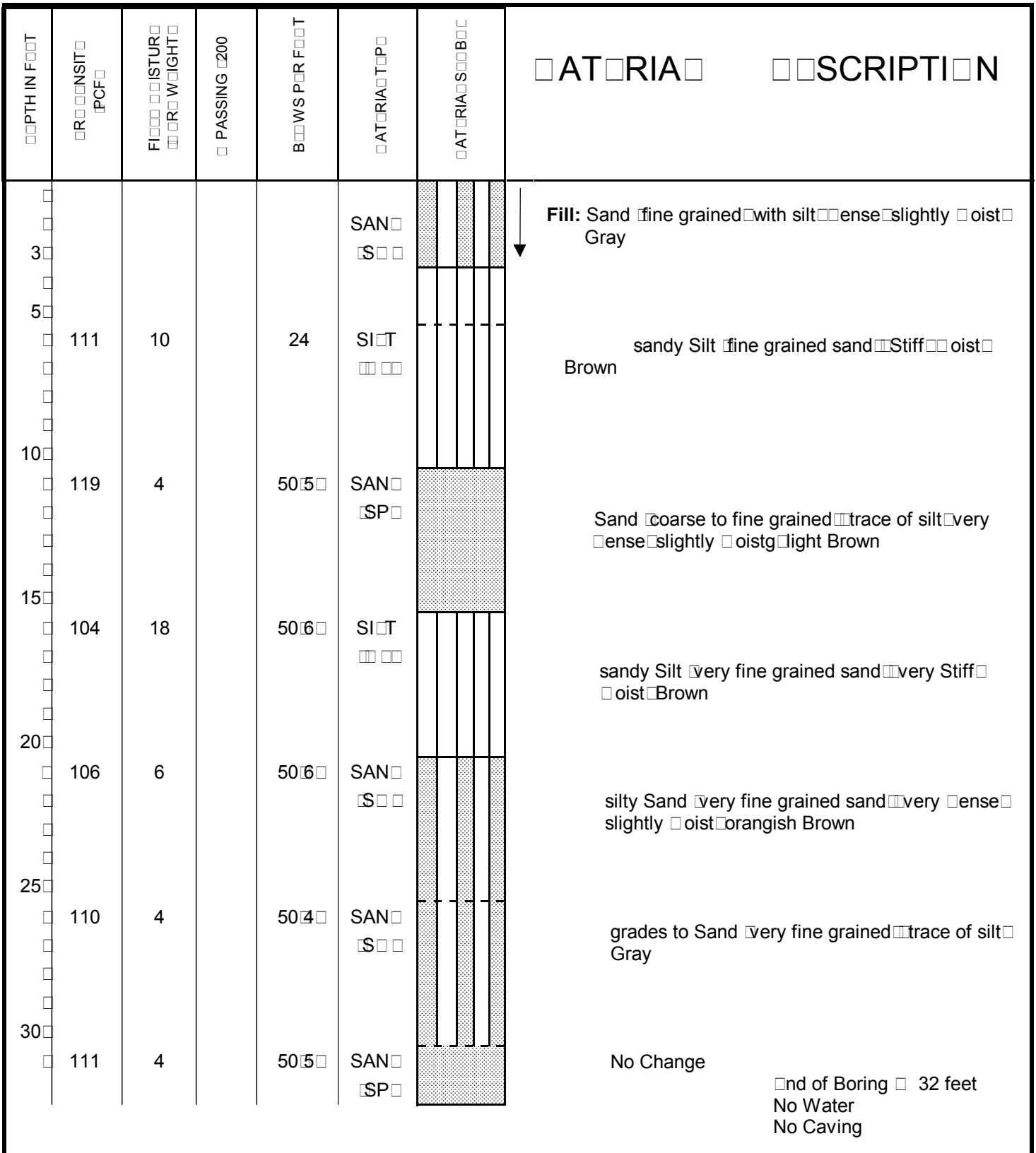
FIGURE NO I-1.2



# BORING No. 2

DATE EXCAVATED: 04/14/2020

LOGGED BY: Haybert



## LOG OF BORING

B NA 10646 Venice Blvd. Culver City CA.

B No. 20- 415

**GeoTech Consultants, Inc**

FIGURE NO. I-2



CLASSIFICATIONS		GROUP SYMBOLS	TYPICAL NAME		
COARSE GRAIN SOILS More than 50% of material is larger than No. 200 sieve	GRAVELS More than 50% of coarse fraction is larger than the No. 4 sieve size	CLEAN GRAVELS Little or no fines	GW Well graded gravels - gravel - sand mixtures - little or no fines.		
		GRAVELS WITH FINES Appreciable amt. of fines	GP Poorly graded gravels or gravel-sand mixtures - little or no fines.		
		SANDS More than 50% of coarse fraction is smaller than the No. 4 sieve size	CLEAN SANDS Little or no fines	SW Well graded sands - gravelly sands - little or no fines.	
			SANDS WITH FINES Appreciable amt. of fines	SP Poorly graded sands or gravelly sands - little or no fines.	
	FINE GRAIN SOILS More than 50% of material is smaller than No. 200 sieve	SILTS AND CLAYS Liquid limit < 50	SS Silty sands - sand-silt mixtures.	SC Clayey sands - sand-clay mixtures.	
			ML Organic silts and very fine sands - rock flour - silty or clayey fine sands or clayey silts with slight plasticity.	CL Organic clay of low to medium plasticity - gravelly clays - sandy clays - silty clays - lean clays.	
		SILTS AND CLAYS Liquid limit > 50	SM Organic silts and organic silty clays of low plasticity.	MH Organic silts - micaceous or diatomaceous fine sandy or silty soils - elastic silts.	CH Organic clays of high plasticity - fat clays.
			SH Organic clays of medium to high plasticity - organic silts.	Pt Peat and other highly organic soils.	

**BOUNDARY CLASSIFICATIONS** - Soils possessing characteristics of two groups are designated by combinations of group symbols.

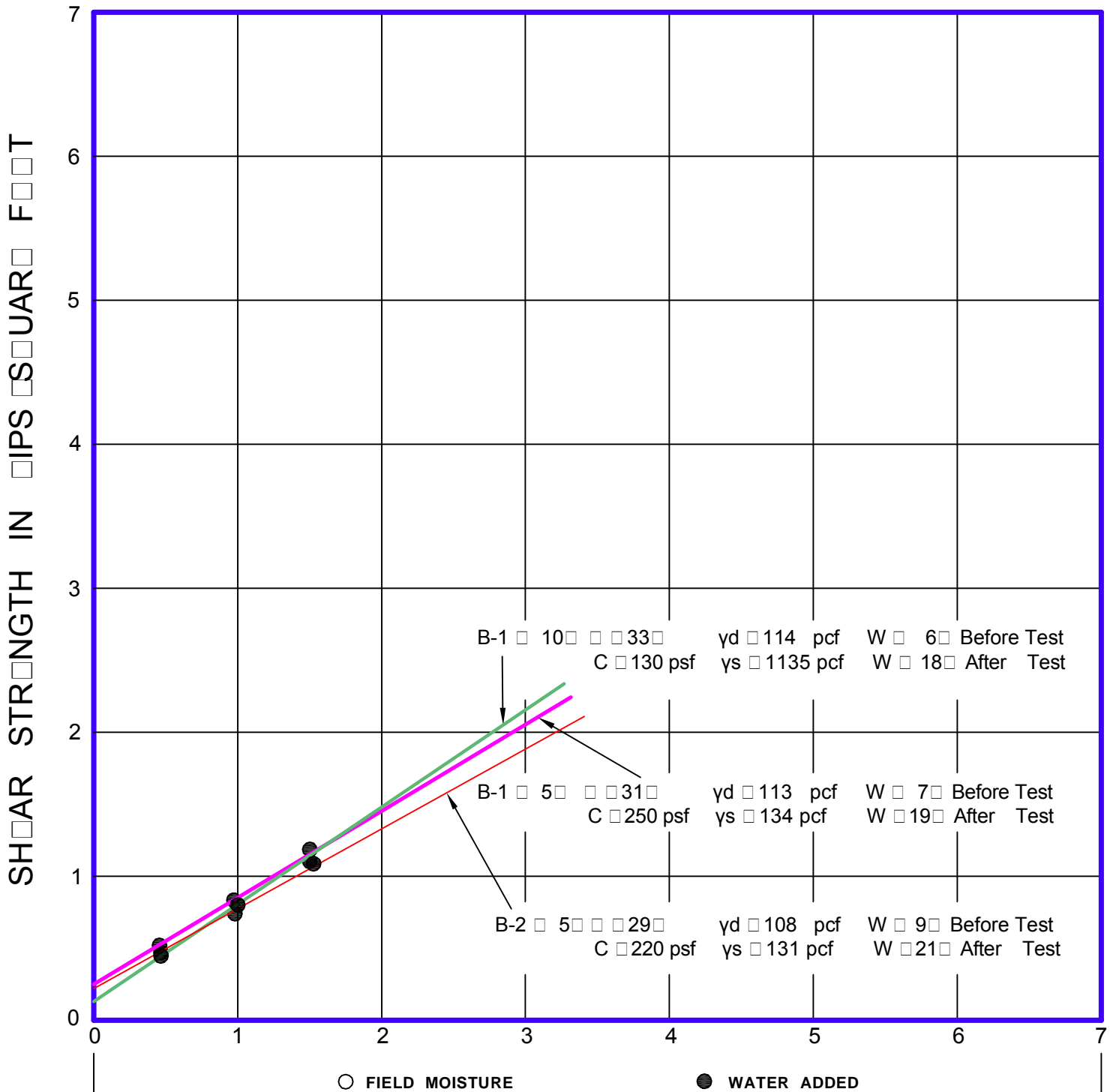
PARTICULARS



UNIFIED SOIL CLASSIFICATION SYSTEM

10610-10646 Venice Blvd. Los Angeles California      B No. 20 - 415

# NORMAL STRESS IN PIPS SQUARE FOOT



## DIRECT SHEAR TESTS

□ B NA □ □ □

10610-10646 Venice Blvd. □ Los Angeles □ California

□ B No.

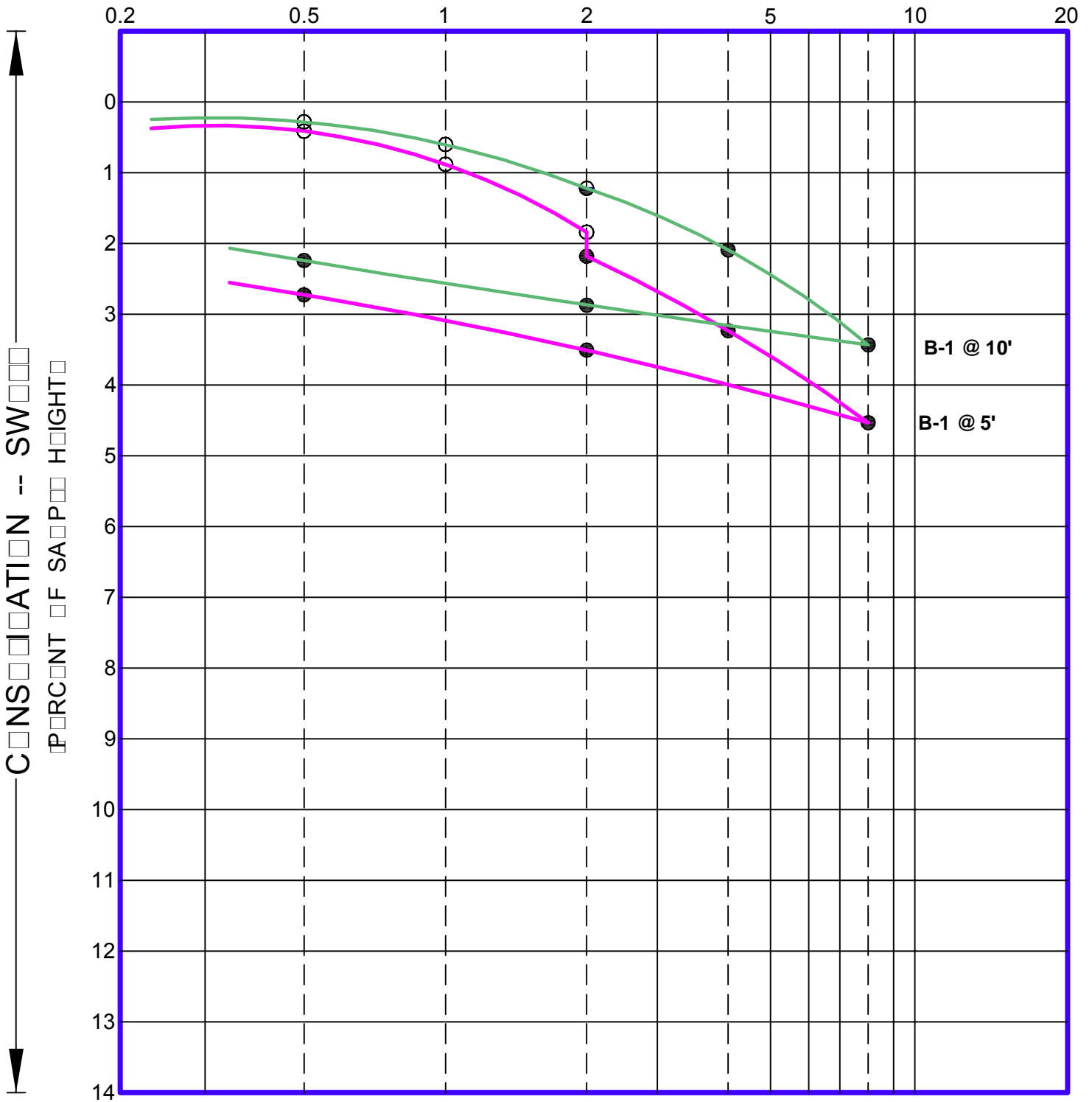
20 - 415

GeoTech Consultants, Inc.

FIGUR □ No.

II - 1

PRESSURE IN POUNDS PER SQUARE FOOT



○ FIELD MOISTURE

● WATER ADDED

SWATNESS - CONSOLIDATION TESTS

Project No. 20-415

10610-10646 Venice Blvd. Los Angeles, California

Project No. 20-415

GeoTech Consultants, Inc.

Figure No. II-2

## Summary of Calculation Bearing Capacity Calculations

### Input

Soil Density	( $\gamma$ )	118	pcf
Friction Angle	( $\phi$ )	29	degrees
Cohesion	(c)	220	psf
Footing Width	(B)	1	ft
Footing Depth	(D)	2	ft
Effective Unit weight	( $\gamma'$ )		pcf
Factor of Safety	(FS)	4	

### Continuous Footing

$$q_{ult} = cNc + \gamma DNq + \gamma BN\gamma/2$$

$$q_{allow} = q_{ult}/FS$$

$$q_{allow} = \underline{2300} \text{ psf}$$

### Square Footing

$$q_{ult} = 1.3cNc + \gamma DNq + 0.4\gamma BN\gamma$$

$$q_{allow} = q_{ult}/FS$$

$$q_{allow} = \underline{2600} \text{ psf}$$

### Increase per foot of Depth and Width

$$q_{increase, \text{ depth}} = \underline{350} \text{ psf}$$

### Increase per foot of Width

$$q_{increase, \text{ width}} = \underline{250} \text{ psf}$$

$$q_{max\text{allow}} = \underline{4000} \text{ psf}$$

Job Name:	10610-10646 Venice Blvd, Los Angeles, CA.	Job No.	20-415
<b>G.T.C</b>		FIGURE No.	1

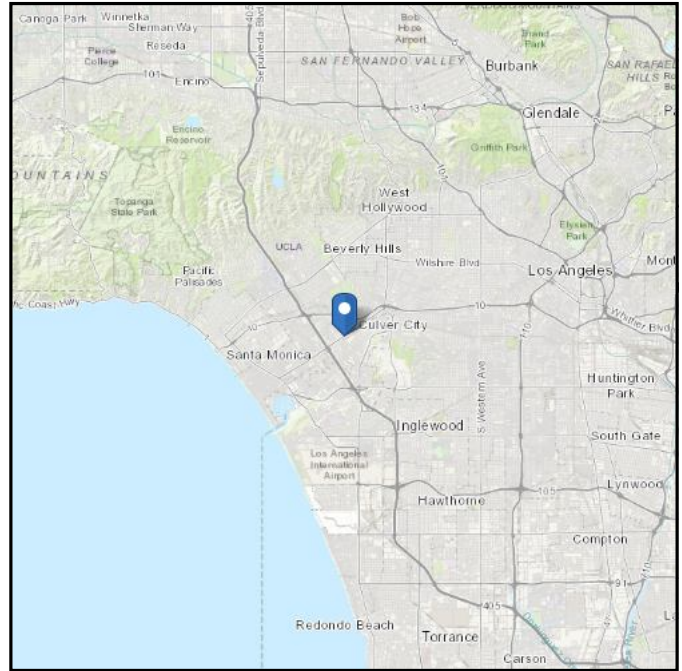
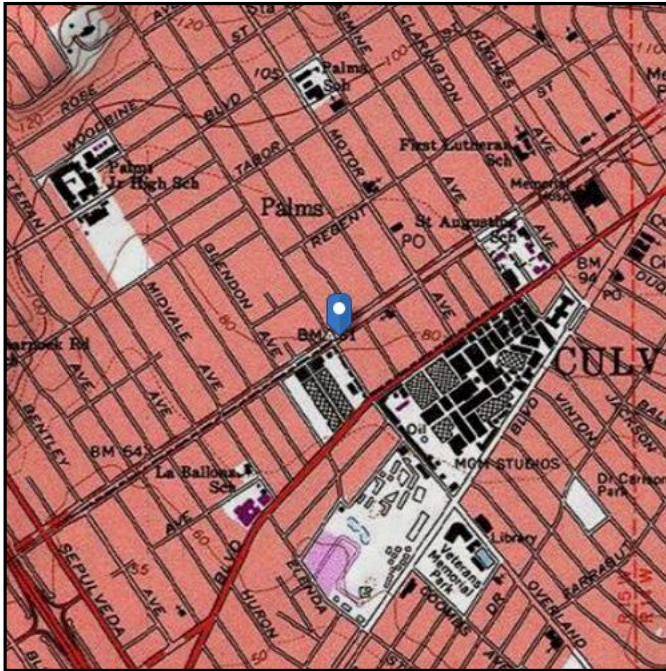


# ASCE 7 Hazards Report

**Address:**  
10646 Venice Blvd  
Culver City, California  
90232

**Standard:** ASCE/SEI 7-16  
**Risk Category:** III  
**Soil Class:** D - Stiff Soil

**Elevation:** 83.22 ft (NAVD 88)  
**Latitude:** 34.018595  
**Longitude:** -118.406623



## Seismic

---

**Site Soil Class:** D - Stiff Soil

**Results:**

$S_s$ :	1.978	$S_{D1}$ :	N/A
$S_1$ :	0.701	$T_L$ :	8
$F_a$ :	1	PGA :	0.847
$F_v$ :	N/A	PGA <sub>M</sub> :	0.932
$S_{MS}$ :	1.978	$F_{PGA}$ :	1.1
$S_{M1}$ :	N/A	$I_e$ :	1.25
$S_{DS}$ :	1.319	$C_v$ :	1.496

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.

**Data Accessed:** Wed Sep 02 2020

**Date Source:** [USGS Seismic Design Maps](#)

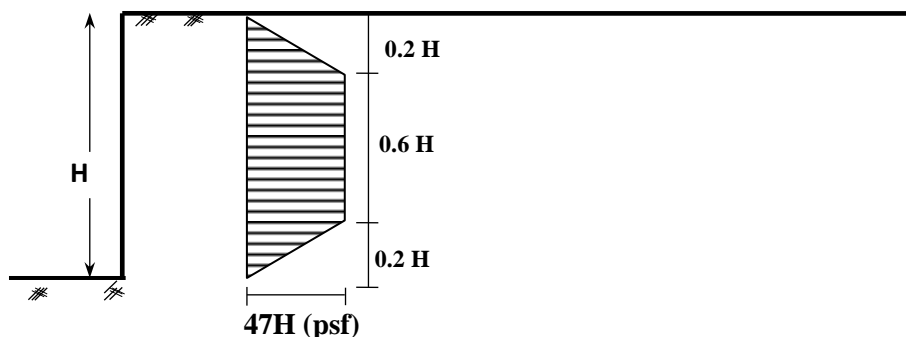
**Table 1: Wall Design**

Wall Design Recommendations				
Retained Height & Back-slope Gradient (maximum)	Active Pressure Fluid Weight (pcf)	At-Rest Pressure Fluid Weight (pcf)	Restrained Design Earth Pressure (psf)* <sup>1</sup>	Seismically Induced Earth Pressure - Fluid Weight (pcf) * <sup>2</sup>
15 (ft) & LEVEL	35	-	47×H	27

\*<sup>1</sup> -Where H is the height of retained soil

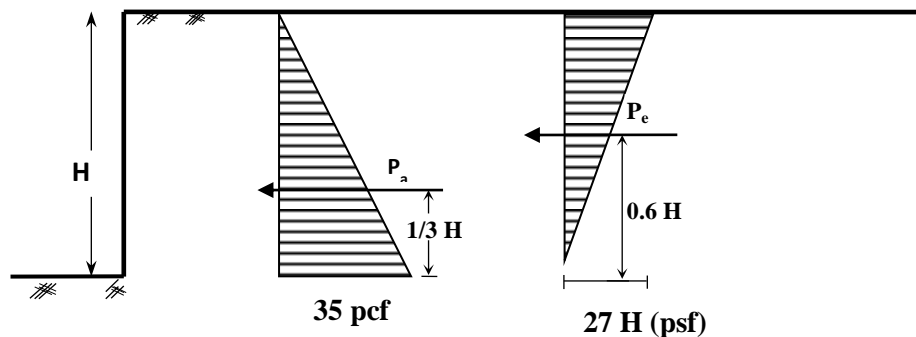
\*<sup>2</sup> - The seismically induced earth pressure should be applied as an inverted triangular pressure

**1. Restrained Wall Design Based on At Rest Earth Pressure**



**Trapezoidal Distribution of Earth pressure**

**2. Cantilever Wall Design Based on Active Earth Pressure**



**Triangular Distribution of Active Earth Pressure**

**Triangular Inverse Distribution of Earth Pressure (Seismic)**

1. **Restrained Subterranean walls**, “walls for which horizontal movement is restricted at the top”, shall be designed for an At-Rest lateral earth pressure (equivalent fluid weight) as illustrated in the above diagram of **Trapezoidal Distribution of Earth Pressure, 47H(psf)**. **Our analysis of restrained and cantilevered retaining walls indicate that load combination of seismic plus static active is lower than the at-reat forces. Therefore, no additional loading due to seismic is required for restrained walls.**

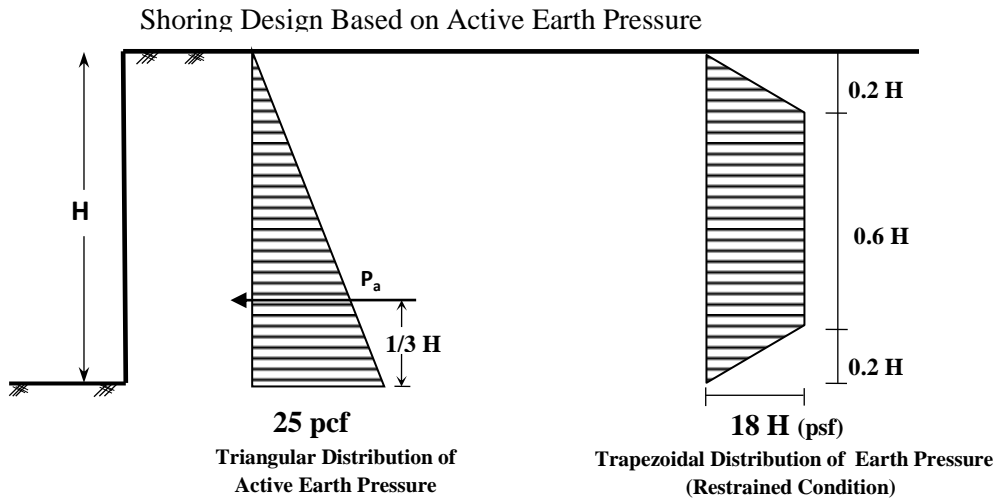
2. **Cantilevered retaining walls** higher than 6 feet shall be designed with the addition of seismic surcharge as illustrated on the above diagrams of Triangular Distribution of Active Earth Pressure and Triangular Inverse distribution of seismic pressure.



**Table 2: Shoring Design**

Shoring Lateral Pressures Recommendations		
Surface Slope of Retained Material Horizontal to Vertical	Static Equivalent Fluid Weight (pcf)	Restrained Condition Design Earth Pressure (psf)*
Level up to 15 ft.	25	18

\* -Where H is the retained height of the excavation soil



Cantilevered soldier pile should be designed to resist an active earth pressure. The active earth pressure condition assumes that a triangular pressure distribution is utilized in the shoring design. If the soldier piles are not allowed to deflect, they shall be designed for the Restrained Condition. Soldier piles designed for the restrained condition should utilize a trapezoidal pressure distribution.

## Earth pressure on structure analysis

### Input data

#### Project

Task : Lateral Earth Pressure Permanent Condition (At-Rest)  
 Descript. : 10610-10646 Venice Blvd., Los Angeles  
 Author : Behnam M. Khani  
 Date : 9/2/2020

#### Settings

USA - Safety factor-GeoTech (Parameters Reduce) (2)

#### Excavations

Active earth pressure calculation : Mazindrani (Rankin)  
 Passive earth pressure calculation : Mazindrani (Rankin)  
 Earthquake analysis : Mononobe-Okabe  
 Shape of earth wedge : Calculate as skew  
 Verification methodology : Limit states (LSD)

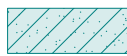
Reduction coeff. of soil parameters			
Permanent design situation			
Reduction coeff. of internal friction :	$\gamma_{m\phi} =$	1.50	[-]
Reduction coeff. of cohesion :	$\gamma_{mc} =$	1.50	[-]
Reduction coeff. of Poisson's ratio :	$\gamma_{mv} =$	1.00	[-]
Coefficient of unit weight behind construction :	$\gamma_{m\gamma} =$	1.00	[-]
Coefficient of unit weight in front of constr. :	$\gamma_{m\gamma} =$	1.00	[-]

#### Geometry of structure

No.	Coordinate X [ft]	Depth Z [ft]
1	0.00	0.00
2	0.00	15.00
3	0.00	0.00

The origin [0,0] is located at the most upper point of the structure.

#### Basic soil parameters

No.	Name	Pattern	$\phi_{ef}$ [°]	$c_{ef}$ [psf]	$\gamma$ [pcf]	$\gamma_{su}$ [pcf]	$\delta$ [°]
1	Silty Sand		29.00	220.0	117.00	68.50	0.00

All soils are considered as cohesionless for at rest pressure analysis.



#### Soil parameters

##### Silty Sand

Unit weight :  $\gamma = 117.0$  pcf  
 Stress-state : effective  
 Angle of internal friction :  $\phi_{ef} = 29.00^\circ$   
 Cohesion of soil :  $c_{ef} = 220.0$  psf  
 Angle of friction struc.-soil :  $\delta = 0.00^\circ$   
 Soil : cohesionless

Saturated unit weight :  $\gamma_{sat} = 131.0$  pcf

### Geological profile and assigned soils

No.	Layer [ft]	Assigned soil	Pattern
1	17.00	Silty Sand	
2	-	Silty Sand	

### Terrain profile

Terrain behind the structure is flat.

### Water influence

Ground water table is located below the structure.

### Settings of the stage of construction

Design situation : permanent

## Analysis No. 1

### Pressure at rest behind the structure - partial results

Layer No.	Thickness [ft]	$\alpha$ [°]	$\Phi_d$ [°]	$C_d$ [psf]	$\gamma$ [pcf]	$K_r$	Comment
1	15.00	0.00	19.33	146.7	117.00	0.669	

### Pressure at rest distribution behind the structure (without surcharge)

Layer No.	Start [ft] End [ft]	$\sigma_z$ [psf]	$\sigma_w$ [psf]	Pressure [psf]	Hor. comp. [psf]	Vert. comp. [psf]
1	0.00	0.0	0.0	0.0	0.0	0.0
	15.00	1755.0	0.0	1174.0	1174.0	0.0

### Overall pressure acting on the structure

Point No.	Depth [ft]	Hor. comp. [psf]	Vert. comp. [psf]
1	0.00	0.0	0.0
2	15.00	1174.0	0.0

### Resultant forces

Total horizontal pressure acting on construction = 8804.88 lbf/ft  
 Application point of horiz. comp. lies in depth = 10.00 ft  
 Total vertical pressure acting on construction = 0.00 lbf/ft  
 Dist. of vertical comp. from top of constr. = 0.00 ft

## Earth pressure on structure analysis

### Input data

#### Project

Task : Lateral Earth Pressure Permanent Condition (Active)  
 Descript. : 10610-10646 Venice Blvd., Los Angeles  
 Author : Behnam M. Khani  
 Date : 9/2/2020

#### Settings

USA - Safety factor-GeoTech (Parameters Reduce) (2)

#### Excavations

Active earth pressure calculation : Mazindrani (Rankin)  
 Passive earth pressure calculation : Mazindrani (Rankin)  
 Earthquake analysis : Mononobe-Okabe  
 Shape of earth wedge : Calculate as skew  
 Verification methodology : Limit states (LSD)

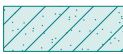
Reduction coeff. of soil parameters			
Permanent design situation			
Reduction coeff. of internal friction :	$\gamma_{m\phi} =$	1.50	[-]
Reduction coeff. of cohesion :	$\gamma_{mc} =$	1.50	[-]
Reduction coeff. of Poisson's ratio :	$\gamma_{mv} =$	1.00	[-]
Coefficient of unit weight behind construction :	$\gamma_{m\gamma} =$	1.00	[-]
Coefficient of unit weight in front of constr. :	$\gamma_{m\gamma} =$	1.00	[-]

#### Geometry of structure

No.	Coordinate X [ft]	Depth Z [ft]
1	0.00	0.00
2	0.00	15.00
3	0.00	0.00

The origin [0,0] is located at the most upper point of the structure.

#### Basic soil parameters

No.	Name	Pattern	$\phi_{ef}$ [°]	$c_{ef}$ [psf]	$\gamma$ [pcf]	$\gamma_{su}$ [pcf]	$\delta$ [°]
1	Silty Sand		29.00	220.0	117.00	68.50	0.00

All soils are considered as cohesionless for at rest pressure analysis.



#### Soil parameters

##### Silty Sand

Unit weight :  $\gamma = 117.0$  pcf  
 Stress-state : effective  
 Angle of internal friction :  $\phi_{ef} = 29.00^\circ$   
 Cohesion of soil :  $c_{ef} = 220.0$  psf  
 Angle of friction struc.-soil :  $\delta = 0.00^\circ$   
 Soil : cohesionless

Saturated unit weight :  $\gamma_{sat} = 131.0$  pcf

### Geological profile and assigned soils

No.	Layer [ft]	Assigned soil	Pattern
1	17.00	Silty Sand	
2	-	Silty Sand	

### Terrain profile

Terrain behind the structure is flat.

### Water influence

Ground water table is located below the structure.

### Settings of the stage of construction

Design situation : permanent

## Analysis No. 1

### Active pressure behind the structure - partial results

Layer No.	Thickness [ft]	$\alpha$ [°]	$\phi_d$ [°]	$c_d$ [psf]	$\gamma$ [pcf]	$\delta_d$ [°]	$K_a$	Comment
1	3.54	0.00	19.33	146.7	117.00	0.00	0.000	
2	11.46	0.00	19.33	146.7	117.00	0.00	0.384	

### Active pressure distribution behind the structure (without surcharge)

Layer No.	Start [ft] End [ft]	$\sigma_z$ [psf]	$\sigma_w$ [psf]	Pressure [psf]	Hor. comp. [psf]	Vert. comp. [psf]
1	0.00	0.0	0.0	0.0	0.0	0.0
	3.54	413.8	0.0	0.0	0.0	0.0
2	3.54	413.8	0.0	0.0	0.0	0.0
	15.00	1755.0	0.0	674.0	674.0	0.0

### Overall pressure acting on the structure

Point No.	Depth [ft]	Hor. comp. [psf]	Vert. comp. [psf]
1	0.00	0.0	0.0
2	3.54	0.0	0.0
3	15.00	674.0	0.0

### Resultant forces

**Total horizontal pressure acting on construction** = 3863.41 lbf/ft  
**Application point of horiz. comp. lies in depth** = 11.18 ft  
**Total vertical pressure acting on construction** = 0.00 lbf/ft  
**Dist. of vertical comp. from top of constr.** = 0.00 ft

## Earth pressure on structure analysis

### Input data

#### Project

Task : Lateral Earth Pressure Permanent Condition (Seismic)  
 Descript. : 10610-10646 Venice Blvd., Los Angeles  
 Author : Behnam M. Khani  
 Date : 9/2/2020

#### Settings


USA - Safety factor-GeoTech (Parameters Reduce) (2)

#### Excavations

Active earth pressure calculation : Mazindrani (Rankin)  
 Passive earth pressure calculation : Mazindrani (Rankin)  
 Earthquake analysis : Mononobe-Okabe  
 Shape of earth wedge : Calculate as skew  
 Verification methodology : Limit states (LSD)

Reduction coeff. of soil parameters			
Seismic design situation			
Reduction coeff. of internal friction :	$\gamma_{m\phi} =$	1.00	[-]
Reduction coeff. of cohesion :	$\gamma_{mc} =$	1.00	[-]
Reduction coeff. of Poisson's ratio :	$\gamma_{mv} =$	1.00	[-]
Coefficient of unit weight behind construction :	$\gamma_{m\gamma} =$	1.00	[-]
Coefficient of unit weight in front of constr. :	$\gamma_{m\gamma} =$	1.00	[-]

#### Basic soil parameters

No.	Name	Pattern	$\phi_{ef}$ [°]	$c_{ef}$ [psf]	$\gamma$ [pcf]	$\gamma_{su}$ [pcf]	$\delta$ [°]
1	Silty Sand		29.00	220.0	117.00	68.50	0.00


All soils are considered as cohesionless for at rest pressure analysis.

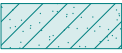
#### Soil parameters

##### Silty Sand

Unit weight :  $\gamma = 117.0$  pcf  
 Stress-state : effective  
 Angle of internal friction :  $\phi_{ef} = 29.00^\circ$   
 Cohesion of soil :  $c_{ef} = 220.0$  psf  
 Angle of friction struc.-soil :  $\delta = 0.00^\circ$   
 Soil : cohesionless  
 Saturated unit weight :  $\gamma_{sat} = 131.0$  pcf

#### Geological profile and assigned soils

No.	Layer [ft]	Assigned soil	Pattern
1	17.00	Silty Sand	

No.	Layer [ft]	Assigned soil	Pattern
2	-	Silty Sand	

### Terrain profile

Terrain behind the structure is flat.

### Water influence

Ground water table is located below the structure.

### Earthquake

Horizontal seismic coefficient  $k_h = 0.3100$

Vertical seismic coefficient  $k_v = 0.0000$

Coeff. to compute point of application  $k.H = 0.60$

Water below the GWT is restricted.

### Settings of the stage of construction

Design situation : seismic

## Analysis No. 1

### Active pressure behind the structure - partial results

Layer No.	Thickness [ft]	$\alpha$ [°]	$\Phi_d$ [°]	$c_d$ [psf]	$\gamma$ [pcf]	$\delta_d$ [°]	$K_a$	Comment
1	6.38	0.00	29.00	220.0	117.00	0.00	0.000	
2	8.62	0.00	29.00	220.0	117.00	0.00	0.199	

### Active pressure distribution behind the structure (without surcharge)

Layer No.	Start [ft] End [ft]	$\sigma_z$ [psf]	$\sigma_w$ [psf]	Pressure [psf]	Hor. comp. [psf]	Vert. comp. [psf]
1	0.00	0.0	0.0	0.0	0.0	0.0
	6.38	747.0	0.0	0.0	0.0	0.0
2	6.38	747.0	0.0	0.0	0.0	0.0
	15.00	1755.0	0.0	349.8	349.8	0.0

### Overall pressure acting on the structure

Point No.	Depth [ft]	Hor. comp. [psf]	Vert. comp. [psf]
1	0.00	356.9	0.0
2	6.38	243.0	0.0
3	15.00	439.0	0.0

### Resultant forces

Total horizontal pressure acting on construction = 4852.64 lbf/ft  
 Application point of horiz. comp. lies in depth = 7.90 ft  
 Total vertical pressure acting on construction = 0.00 lbf/ft  
 Dist. of vertical comp. from top of constr. = 0.00 ft



## Earth pressure on structure analysis

### Input data

#### Project

Task : Lateral Earth Pressure Temporary Condition (Active)  
 Descript. : 10610-10646 Venice Blvd., Los Angeles  
 Author : Behnam M. Khani  
 Date : 9/2/2020

#### Settings


USA - Safety factor-GeoTech (Parameters Reduce) (2)

#### Excavations

Active earth pressure calculation : Mazindrani (Rankin)  
 Passive earth pressure calculation : Mazindrani (Rankin)  
 Earthquake analysis : Mononobe-Okabe  
 Shape of earth wedge : Calculate as skew  
 Verification methodology : Limit states (LSD)

Reduction coeff. of soil parameters			
Transient design situation			
Reduction coeff. of internal friction :	$\gamma_{m\phi} =$	1.25	[-]
Reduction coeff. of cohesion :	$\gamma_{mc} =$	1.25	[-]
Reduction coeff. of Poisson's ratio :	$\gamma_{mv} =$	1.00	[-]
Coefficient of unit weight behind construction :	$\gamma_{m\gamma} =$	1.00	[-]
Coefficient of unit weight in front of constr. :	$\gamma_{m\gamma} =$	1.00	[-]

#### Basic soil parameters

No.	Name	Pattern	$\phi_{ef}$ [°]	$C_{ef}$ [psf]	$\gamma$ [pcf]	$\gamma_{su}$ [pcf]	$\delta$ [°]
1	Silty Sand		29.00	220.0	117.00	68.50	0.00


All soils are considered as cohesionless for at rest pressure analysis.

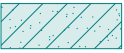
#### Soil parameters

##### Silty Sand

Unit weight :  $\gamma = 117.0$  pcf  
 Stress-state : effective  
 Angle of internal friction :  $\phi_{ef} = 29.00^\circ$   
 Cohesion of soil :  $C_{ef} = 220.0$  psf  
 Angle of friction struc.-soil :  $\delta = 0.00^\circ$   
 Soil : cohesionless  
 Saturated unit weight :  $\gamma_{sat} = 131.0$  pcf

#### Geological profile and assigned soils

No.	Layer [ft]	Assigned soil	Pattern
1	17.00	Silty Sand	

No.	Layer [ft]	Assigned soil	Pattern
2	-	Silty Sand	

### Terrain profile

Terrain behind the structure is flat.

### Water influence

Ground water table is located below the structure.

### Settings of the stage of construction

Design situation : transient

## Analysis No. 1

### Active pressure behind the structure - partial results

Layer No.	Thickness [ft]	$\alpha$ [°]	$\Phi_d$ [°]	$c_d$ [psf]	$\gamma$ [pcf]	$\delta_d$ [°]	$K_a$	Comment
1	4.56	0.00	23.20	176.0	117.00	0.00	0.000	
2	10.44	0.00	23.20	176.0	117.00	0.00	0.303	

### Active pressure distribution behind the structure (without surcharge)

Layer No.	Start [ft] End [ft]	$\sigma_z$ [psf]	$\sigma_w$ [psf]	Pressure [psf]	Hor. comp. [psf]	Vert. comp. [psf]
1	0.00	0.0	0.0	0.0	0.0	0.0
	4.56	533.8	0.0	0.0	0.0	0.0
2	4.56	533.8	0.0	0.0	0.0	0.0
	15.00	1755.0	0.0	530.9	530.9	0.0

### Overall pressure acting on the structure

Point No.	Depth [ft]	Hor. comp. [psf]	Vert. comp. [psf]
1	0.00	0.0	0.0
2	4.56	0.0	0.0
3	15.00	530.9	0.0

### Resultant forces

**Total horizontal pressure acting on construction** = 2770.78 lbf/ft  
**Application point of horiz. comp. lies in depth** = 11.52 ft  
**Total vertical pressure acting on construction** = 0.00 lbf/ft  
**Dist. of vertical comp. from top of constr.** = 0.00 ft

**Appendix F**  
**Qualifications Of Environmental**  
**Professionals**

**SUMMARY AND QUALIFICATIONS:**

Technically proficient licensed engineer with strong academic and work credentials. Career-minded individual with dynamic experience contributing environmental engineering focused results across a diversity of businesses. Key strengths include

- Fifteen plus years of experience with environmental Consultants and engineering firms as an environmental engineer on various projects performing environmental litigation Support Audits permitting Phase I ESAs and PCAs.
- Perform environmental impact studies air noise water and soil pollution mitigation system design for Refinery ONG and various Petrochemical Projects.
- Responsible for preparing various Air Permits- Title V NSR PBR and maintaining them for oil and Gas facilities onshore and offshore in Texas Florida and Louisiana

**EDUCATION:**

MASTER OF ENGINEERING IN ENVIRONMENTAL  
 TEXAS A&M UNIVERSITY

December 2002  
 BOSTON TEXAS

BACHELOR OF ENGINEERING IN CIVIL  
 UNIVERSITY OF PUNJAB

May 2000  
 PUNJAB INDIA

**PROFESSIONAL EXPERIENCE:**

**ENVIRONMENTAL CONSULTANT**  
**RSB ENVIRONMENTAL**

**2005 – PRESENT**

- Prepare 2000 plus environmental Sites Assessments ESAs Property Conditions Assessments PCAs and to determine the potential for liability from environmental impairment utilizing reviews of State and Federal environmental record sources physical setting sources historical information site reconnaissance and interviews per ASTM Standards.
- Experience has included the completion of 50 ASTM 2018 Property Condition Assessments PCAs and more than 50 ASTM 2026-99 Seismic Risk Assessment Checklists. Assignments have included projects for leading financial institutions Fannie Mae Freddie Mac and the Department of Housing and Urban Development HUD. Additional specialties have included construction monitoring building code compliance surveys anchor testing roof system analyses and engineering design support. Relationships are maintained with professional organizations that include the Structural Engineers Association of Washington State SEAWE the American Institute of Architects AIA and the Construction Specifications Institute CSI.

**HSE MANAGER**

**2007 – 2012**

**KBR**

**HOUSTON TEXAS**

- Review and finalize Due Diligence reports prepared in the country to minimize corporate liability and reduce potential exposure to future litigations.
- Complete ASTM based Property Condition Assessments PCAs Phase 1 environmental Site Assessments ESAs and Construction Monitoring CM for the commercial real estate market.
- Primary responsibilities include commercial real estate site assessments and detailed engineering reports for properties that have included retail centers office complexes hotels assisted living facilities industrial plants and multi-family housing communities.

**PROJECT MANAGER**

**2006 – 2007**

**CAMP DRESSER MCKEE, INC.**

**VIRGINIA BEACH VA**

- Engineering analysis design permitting related to landfills Water and Wastewater facilities.
- Perform engineering analyses grading plan design modeling pertaining to landfill and landfill gas systems

Your Environmental Business Partners

- Oversee operation and maintenance of landfill gas collection and landfill gas to energy projects.
- Perform Environmental Sites Assessments to determine the potential for liability from environmental impairment utilizing reviews of State and Federal environmental record sources physical setting sources historical information site reconnaissance and interviews per ASTM Standards.
- Preparation of Water Use Permit and Water Conservation Plan for St. Lucie County Utilities
- Prepared various Title V compliance reports for St. Lucie County and Martin County landfills Semi-Annual Report Annual Operating Report Statement of Compliance Major Air Pollution Source Annual Emissions Fee Form

**ENVIRONMENTAL ENGINEER**

**2003 – 2006**

**SI GROUP, LP**

Beaumont County Commission Station

- Provided Clean Air Act (CAA) regulatory compliance services for metal manufacturing industry in Beaumont Texas. Analyzed production data at the various plants and determined appropriate emission factors from available Federal AP-42 and metal industry trade associations.
- Calculated annual and hourly emissions for particulate VOCs NOx SO2 CO and other appropriate parameters. Performed a regulatory compliance review for all applicable regulations i.e. ACT 19 SHAP etc.
- Perform Phase II Environmental Site Assessments to sample groundwater and analyze soils sediments surface water and groundwater.
- Prepare SPCC plans SWPPP application NPA Compliance UST Closure Remediation Design Subsurface Investigation plans.
- Perform H2N Compliance Sampling Subpart FF Compliance Sampling AR Field and Records Auditing Paso method monitoring Cooling Tower Emissions monitoring Remediation Planning and Oversight.

**COMPUTER SKILLS:**

Software Packages MS Word Access PowerPoint and Excel;  
 Design Tools AutoCAD 2000 Micro station H-C-RAS H-S-GIS and STAA-PR Pipe2000  
 ANSYS HPC PCSTAB AutoCAD Civil Series VI

**CERTIFICATIONS AND TRAINING:**

- Professional Engineer Texas License No 98514 December 2006
- Engineer-In-Training Texas License No 36936 January 2006
- Landfill Gas Design Training- Landtec Chicago
- SHA 40 HR. HAWP/R
- Autodesk Land Development and 3D solid Training
- American Red Cross Standard First Aid and CPR with AED Training

Your Environmental Business Partners


# INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs) Rule 4.3a. Please note that "compliance" means that the submission complies with deadline/delivery method (hard copy and/or electronic) AND the number of copies. The Commission's ROPs can be accessed at <http://planning.lacity.org> by selecting "Commissions" > "Hearings" and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

NAB & BARKS & NIN

If you are using Explorer you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks simply scroll through the file.

If you have any questions please contact the Commission office at 213-978-1300.



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February 5, 2024

***Via Email***

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Caroline Choe, Vice President  
Maria Cabildo, Commissioner  
Ilissa Gold, Commissioner  
Monique Lawshe, Commissioner  
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**Comment on Proposed Class 32 CEQA Exemption (“Infill Development”) for the 10626 Venice Boulevard Project – (2021-3405-TOC-SPR-HCA, ENV-2021-3407-CE)**

Dear President Millman and Honorable Members of the Planning Commission,

I am writing on behalf of Supporters Alliance for Environmental Responsibility (“SAFER”) regarding the proposed Class 32 Infill Development Categorical Exemption (“Categorical Exemption” or “Class 32 Exemption”) for a seven-story mixed-use project proposed at 10602-10646 W. Venice Boulevard in the City of Los Angeles (“Project”). On August 30, 2023, the Hearing Officer determined that the Project is exempt from California Environmental Quality Act (“CEQA”) pursuant to the Class 32 Exemption, and as a result, no additional review of the Project’s environmental impacts is required.

After further review, SAFER appeals the City of Los Angeles (“City”) Hearing Officer’s determination which will exempt the Project (DIR-2021-3405-TOC-SPR-HCA, ENV-2021-3407-CE) from review under the California Environmental Quality Act (“CEQA”). As discussed below, the Project does not qualify for the Class 32 Exemption. Since the Project is not exempt from CEQA, an Initial Study must be prepared and circulated to determine the appropriate level of CEQA review required, be it an Environmental Impact Report (“EIR”) or a Mitigated Negative Declaration (“MND”).

**PROJECT DESCRIPTION**

The Applicant, Isaac Cohanzad of Wiseman Residential, seeks to develop the Project at 10602-10646 W. Venice Boulevard. The project involves the construction, use, and maintenance of a new seven-story, approximately 73 feet high, mixed-use building with 214 residential units above approximately 15,804 square feet of commercial space on the ground floor. The project proposes to provide 238 vehicle parking spaces within two subterranean levels and a portion of the ground floor. The Project is directly adjacent to a daycare center and a couple of the parcels were currently uses/formerly used for automotive repair services.



### LEGAL STANDARD

CEQA identifies certain classes of projects which are exempt from the provisions of CEQA, called Categorical Exemptions. (14 CCR §§ 15300, 15354.) “Exemptions to CEQA are narrowly construed and “[e]xemption categories are not to be expanded beyond the reasonable scope of their statutory language.” (*Mountain Lion Foundation v. Fish & Game Com.* (1997) 16 Cal.4th 105, 125.) The determination as to the appropriate scope of a categorical exemption is a question of law subject to independent, or de novo, review. (*San Lorenzo Valley Community Advocates for Responsible Education v. San Lorenzo Valley Unified School Dist.*, (2006) 139 Cal. App. 4th 1356, 1375 (“[Q]uestions of interpretation or application of the requirements of CEQA are matters of law. (Citations). Thus, for example, interpreting the scope of a CEQA exemption presents ‘a question of law, subject to de novo review by this court.’ (Citations).”.)

Here, the City is relying on the Class 32 Exemption pursuant to CEQA Guidelines section 15332, which exempts infill development projects from CEQA where the following conditions are met:

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

(14 CCR § 15332 [emph. added].)

As discussed below, the Project does not qualify for the Infill Exemption because the Project will have significant noise and air quality impacts. As a result, the Project is not exempt from CEQA and the City must prepare an Initial Study followed by an EIR or MND prior to approval of the Project.

### DISCUSSION

#### I. The Project Cannot be Exempted from CEQA Because it is Listed on the Cortese List.

CEQA makes it clear, “[n]o project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code [Cortese List] shall be exempted from this division pursuant to subdivision (a) [categorical exemptions].” (PRC § 21084(c).) The provisions in Government Code Section 65962.5 are commonly referred to as the “Cortese List.” A Cortese listing can be effected for “underground storage tanks for which an unauthorized release report is filed pursuant to Section 25295 of the Health and Safety Code.” (Govt. Code § 65962.5(c)(1).) The GeoTracker list is one of the lists in the Cortese List.

As the Court of Appeal has stated, “[w]e agree that the Legislature intended that projects on these [Cortese List] sites should not be categorically exempt from CEQA because they may be more likely to involve significant effects on the environment.” *Parker Shattuck Neighbors v. Berkeley City Council*, 222 Cal. App. 4th 768, 781 (2013); *McQueen v. Mid-Peninsula Board*, 202 Cal.App.3d 1136, 1149, (“the known existence of....hazardous wastes on property to be acquired is an unusual circumstance threatening the environment” and the project may not be exempted from CEQA review); *Association for a Cleaner Environment v. Yosemite Comm. College*, 110 Cal.App.4th 629 (2004) (presence of hazardous materials makes CEQA exemption improper).

Here, the parcel where an active gas station currently operates is on the Cortese List. The Project site is listed on the State of California’s Cortese list as a closed site under GeoTracker due to its extensive soil contamination which has been remediated.<sup>1</sup> The GeoTracker listing notes extensive soil contamination and the City

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<sup>1</sup> [https://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0603701260](https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603701260).

is made aware of this fact due to its receipt of the 2008 Letter from the State Water Resources Control Board (“SWRCB”):

“A portion of the Project Site was once listed as a Leaking Underground Storage Tank (LUST) Cleanup Site in the State Water Resources Control Board (SWRCB) GeoTracker database (1994–2008). However, the site underwent remediation, and the Cleanup Status of the site has been deemed “Completed – Case Closed as of 4/17/2008.” Thus, the Project would not create a hazard to the public or the environment as a result of being listed on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, this Exception does not apply to the Project.”

(Categorical Exemption, p. 34.)

**Even if the status on the Geotracker lists the site as “Closed”, the City does not refute the fact that the site is still included on the Cortese List.** Additionally, the closure letter cannot be conclusive evidence that no additional remediation is necessary, especially since the analysis was performed under the assumption that the site will continue serving its purpose as an active gasoline service station, and not for residential development. In fact, the letter was issued way before the Applicant purchased and owned the property, **and the letter itself requires notification and a report to the SWRCB if the site were to be abandoned for other uses.** Nowhere in the letter does it explain that the remediation analysis would be sufficient for future residential use, for which the Project will primarily be developed for.

Therefore, the Project cannot proceed under a Class 32 Exemption, a Phase I ESA must be prepared pursuant to the Environmental Assessment form, and at the very least, the City must direct staff to prepare an Initial Study to determine what level of environmental review is truly required for this Project.

## **II. The Unusual Circumstances Exception Precludes Reliance on the Class 32 Exemption.**

The Class 32 Exemption cannot apply because unusual circumstances on and around the Project site create a reasonable possibility of the Project’s potentially significant environmental impacts. A categorical exemption is inapplicable “where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.” (14 CCR 15300.2(c).) In *Berkeley Hillside Preservation v. City of Berkeley*, the California Supreme Court explained that there are two ways a party may invoke the unusual circumstances exception. First, “a party may establish an unusual circumstance with evidence that the project *will* have a significant environmental effect. That evidence, if convincing, necessarily also establishes ‘a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.’” (*Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1105 [emph. added].) Alternatively, “[a] party invoking the exception may establish an unusual circumstance without evidence of an environmental effect, by showing that the project has some feature that distinguishes it from others in the exempt class. In such a case, to render the exception applicable, the party need only show a reasonable possibility of a significant effect due to that unusual circumstance.” (*Id.*)

As applied, there are unusual circumstances that preclude reliance on the Categorical Exemption. Here, the Project is proposed on land that is or was developed with an existing gas station, and such use on the Project site may have resulted in site contamination that must be remediated. (April 2021 Environmental Assessment, p. 4.) At the time this comment was submitted, no such remediation plan had been prepared or performed on the Project site. Despite the presence and/or high likelihood of soil contamination and the Applicant’s commitment to remediating the Project site, a Phase I Environmental Site Assessment (“Phase I ESA”) was still not prepared or included into the record. The only document that mentions the vague remediation activities performed on the site is a 2008 Closure Letter from the Los Angeles Regional Water Quality Control Board explaining that the site was remediated. In spite of the letter, neither the City nor the Applicant can rely on a decision made over a decade ago as substantive evidence that no further remediation activities are required, especially since the Applicant was neither the owner of the Project site at the time remediation activities were undertaken nor when the closure letter was prepared.

Additionally, as shown in the graphic below, further inspection of the Project site reveals that not only a gas station, but two automobile repair shops are located on the Project site. While the Applicant notes the presence of the gas station, the Applicant failed to identify and address the two automobile repair shops on the Project site. Pictures of the Project site captured on November 7, 2023 shows the current operations and confirms the Project site's existence of automobile repair shops. (Exhibit D.) As such, there was no analysis prepared that considered the impacts that results from both automotive repair shops.



**Table 1: Yellow boxes indicating an active gas station to the left and two automotive repair stations to the right. Blue box indicates a family childcare business adjacent to the Project site.**

Furthermore, the Project site is located adjacent to a daycare center, as evidenced in the above Table 1 (See also, picture on Exhibit D regarding Child Care Center's proximity to Project site.) In a September 2021 Letter addressed to the City, the Palms Neighborhood Council expressed opposition to the Project as it related to the health and safety of the young students at Perez Family Child Care. (Exhibit D.) As expressed in their letter, "Several stakeholders, the preschool's owners among them, are concerned about the safety of the children in the preschool and also the financial impact that extended construction activity would have on the business. Wiseman Residential has another project in Palms at 3741 Motor that is next to Tree House School and it has violated agreements made with that school, putting its students at risk, so we have heightened concerns about another project next to another preschool." (2021 Palms Neighborhood Council Letter.)

Lastly, as explained above, the Project site is within the Methane Buffer Zone. While the City acknowledges this fact and has conceded that regulatory measures will prevent any significant impacts, it has neither required any mitigation measures to be implemented to the Project design as a Condition of Approval nor are there any Project plans that specify how its design will reduce the Project's impacts below a level of significance. Without any guarantee that the mitigation measures will be implemented, significant impacts related to methane will remain.

As such, there are existing unusual circumstances that preclude reliance on a Categorical Exemption. Clearly, without any safeguards, not only is the City's decision to proceed with the Project a clear violation of its own municipal code, but doing so under a CEQA Exemption violates the law. Provided the clear presence of hazards and hazardous materials on the Project site, the Project cannot qualify for a Class 32 Exemption, and the City must perform additional environmental review under CEQA to proceed with the Project.

### **III. The City Cannot Rely on a Class 32 Exemption Because There is a Fair Argument that there are Significant Adverse Impacts that Necessitate an EIR.**

The Project cannot proceed under a Class 32 Exemption because soil contamination at a proposed Project site creates a fair argument that there may be significant adverse impacts, which necessitates the preparation of an EIR. In *ACE v. Yosemite*, 116 Cal.App.4th 629, the court held that an EIR was required to disclose, analyze, and cleanup existing lead contamination on a site from an old shooting range. The court stated that CEQA review was required because “lead contamination could spread at the removal site as well as the site receiving the salvageable portions. ...cars driving on lead-contaminated soil could lift lead-contaminated dust into the air. Students and staff walking through the area could pick up lead contamination on their shoes and clothing, potentially spreading it throughout the campus or taking it to their homes.” (*Id.* at 640 (emphasis added).) Other contamination cases, and CEQA’s legislative history, hold similarly. (See *McQueen v. Mid-Peninsula Board*, 202 Cal.App.3d 1136, 1149 (site contaminated with PCBs could not be exempted from CEQA review and CEQA analysis was required to propose cleanup plan for public review and scrutiny); *Quail Botanical Gardens Foundation, Inc. v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1599 (petitioners raised, but court did not reach issue of “toxic contamination on the subdivision property”).)

Here, the Environmental Assessment prepared around April 2021 explains that a Phase I ESA is required to be prepared and that the area will be remediated due to an existing gas station that currently occupies the Project site. (2021 Environmental Assessment, p. 4.) However, in preparing the Categorical Exemption, neither the City nor the Applicant prepared a Phase I Environmental Site Assessment (“ESA”) for the Project site, even when such Phase I assessments are a routine step taken in CEQA matters. At the time of filing this comment, there is no evidence in the record that such Phase I ESA was ever prepared. Because a Phase I ESA is required but not provided, the Hearing Officer could not have relied on any substantial evidence to support its conclusion that the Project will not expose workers and individuals to potentially hazardous materials. As such, the City cannot approve the Class 32 Exemption until further environmental review is completed.

Additionally, there is a fair argument that the Project will have significant adverse impacts independent of the existing gas station on the Project site. As shown in an October 18, 2023 map of the Project site, the Project includes parcels where automotive repair shops currently exist such as Smog Solutions (smog inspection station, 10622 Venice Blvd) and E & J Foreign Cars (auto repair): 10602 Venice Blvd. Furthermore, there is a child care center that directly abuts the Project site, located along 3819 Keystone Ave (“Perez Family Child Care”).

It is well-established that CEQA requires analysis of toxic soil contamination that may be disturbed by a Project, and that the effects of this disturbance on human health and the environment must be analyzed. CEQA requires a finding that a project has a “significant effect on the environment” if “the environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.” (PRC §21083(b)(3).) As the Court of Appeal stated, “[a] new project located in an area that will expose its occupants to preexisting dangerous pollutants can be said to have substantial adverse effect on human beings.” (*Cal. Building Industry Assn. v. Bay Area Air Quality Mgm’t Dist.* (“*CBIA v. BAAQMD*”), 2013 Cal. App. LEXIS 644, \*46 (Cal. Ct. App. 2013).) The existence of toxic soil contamination at a project site is a significant impact requiring review and mitigation in the EIR. (*McQueen v. Bd. of Dirs.* (1988) 202 Cal.App.3d 1136, 1149; *Assoc. For A Cleaner Env’t v. Yosemite Comm. College Dist.* (“*ACE v. Yosemite*”) (2004) 116 Cal.App.4th 629.) This mitigation may not be deferred until a future time after Project approval. (*Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d 296, 306; *Citizens for Responsible Equitable Env’t Dev. v. City of Chula Vista* (“*CREED*”) (2011) 197 Cal.App.4th 327, 330-31.)

The Categorical Exemption’s baseline for this potential impact is flawed for failure to identify and remediate existing soil conditions at the site. Without knowing the presence and levels of these chemicals, the Categorical Exemption cannot justify its conclusion that human exposure impacts are unlikely, and that the Project poses no significant risks from the release of hazardous materials into the environment. The Class 32 Exemption should be denied, or additional environmental review must be prepared and recirculated to include the results of soil sampling in the Project area to ensure protection of human health and the environment.

#### IV. Exemptions from CEQA are Prohibited Where Mitigation Measures are Required to Reduce a Project's Significant Impacts.

A project that requires mitigation measures cannot be exempted from CEQA, nor can the agency rely on mitigation measures as a basis for determining that one of the significant effects exceptions does not apply. (*Salmon Pro. & Watershed Network v. County of Marin* (2004) 125 Cal.App4th 1098, 1102 (“*SPAWN*”).) The Court in *SPAWN* thoroughly explained why projects that require mitigation are not eligible for an exemption from CEQA. (*Id.* at 1106-08.) If mitigation measures are required, the public has a right to review and comment on the adequacy of those mitigation measures, which can only be accomplished through the public review process provided for an MND or EIR.

Here, the Project site is located within a Methane Buffer Zone, which the City of Los Angeles has identified as “zones [which] are mostly a result of naturally surfacing tar and crude oil. Similarly, these subsurface hazards occur by other soil contamination issues, such as historical oil wells.”<sup>2</sup> As such, “properties within these map areas are **subject to Methane Buffer Zone Testing and Methane Mitigation.**” (emph. added.)<sup>3</sup> Ordinance No. 175790 was adopted in response to the City’s efforts to mitigate methane gas intrusion in areas where there exists a possible potential hazard of methane gas. The ordinance amended the City’s Municipal Code to otherwise require site testing, systems installation, and other methane mitigation measures in order to ensure the risks of potential methane impacts have been remediated. (LAMC sec. 91.7103.) Additionally, the City’s municipal code provides that “[a]ny abandoned oil well encountered during construction shall be evaluated by the Fire Department and may be required to be re-abandoned in accordance with applicable rules and regulations of the Division of Oil, Gas and Geothermal Resources of the State of California. Buildings shall comply with these provisions and the requirements of LAMC Section 91.6105, whichever is more restrictive.” (*Id.* at sec. 91.7109.)

The City admittedly concedes the use of mitigation measures such that the Project “will be required to **comply with all applicable regulatory measures governing construction in such areas, which will prevent any significant impacts.**” (October 6, 2023 Letter of Determination, p. 14. (emph. added).) As such, compliance with these regulatory requirements, without which the impacts would be significant, constitute mitigation measures that must be adopted. However, it is well-settled that future formulation of mitigation measures is prohibited under CEQA, because it effectively precludes public input into the development of these measures. (*CREED*, 197 Cal.App.4th at 332; *Sundstrom v. Mendocino*, 202 Cal.App.3d at 306; *Gentry v. Murietta*, 36 Cal.App.4th at 1396 (condition requiring applicant to comply with mitigation measures that might be recommended in future report on Stephens kangaroo rat was improper). As the Court recently held: “[R]eliance on tentative plans for future mitigation after completion of the CEQA process significantly undermines CEQA’s goals of full disclosure and informed decisionmaking; and[,] consequently, these mitigation plans have been overturned on judicial review as constituting improper deferral of environmental assessment.” *Comtys. for a Better Env’t v. City of Richmond* (2010) 184 Cal.App.4th 70, 92 (deferred formulation of greenhouse gas mitigation measures improper, particularly where delayed due to agency’s reluctance to make finding early in EIR process that emissions generated by project would create significant effect on the environment).

Also, the Letter of Determination fails to require project compliance with methane plan preparation and approval requirements, and instead assumes such compliance. Neither are the Project plans in which the City relies on show any evidence of typical methane mitigation methods that will be incorporated into the design, meaning that the potential for methane related impacts will remain. Given these facts, future residents and employees of the Project site may experience and exacerbate health impacts and increased risk to explosions and fires due to the presence of methane impacting air quality.

The City cannot exempt the Project because the public has a right to know the unmitigated Project impacts and comment on the adequacy of the analysis and proposed mitigation measures. Absence of such review and

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<sup>2</sup> <https://www.geoforward.com/los-angeles-methane-zones/>.

<sup>3</sup> <https://www.geoforward.com/los-angeles-methane-buffer-zone-map/>.

comment period is improper because the City evaluated the Project conditionally rather than evaluating whether the Project could result in a significant impact without the mitigation described in the Exemption. (See *SPAWN*, supra, 125 Cal.App.4th at 1103-04, 1107-09.) The City’s mitigated categorical exemption violates CEQA and the Project cannot proceed with the Class 32 Exemption.

**V. The Project Does Not Qualify for CEQA’s Infill Exemption Due to Potentially Significant Air Quality Impacts that Were Inadequately Analyzed.**

A project cannot qualify for CEQA’s Class 32 Exemption if the project results in significant air quality impacts. (14 CCR § 15332(d).) Matt Hagemann and Paul Rosenfeld of the environmental consulting firm SWAPE carefully reviewed the Project, including the Class 32 Exemption and accompanying materials prepared by Cadence Environmental Consultants (“Cadence”). SWAPE concludes that the Class 32 Exemption cannot be relied on due to its failure to adequately evaluate the Project’s hazards, hazardous materials, air quality, health risk, and greenhouse gas (“GHG”) impacts. SWAPE’s comments and CVs are attached as Exhibit A.

**a. The Project will have Significant Air Quality Impacts related to Methane.**

There is a strong inference that the Project’s location within the Methane Buffer Zone will lead to significant air quality impacts. In fact, the City admits that the Project “will be required to comply with all applicable regulatory measures governing construction in such areas, **which will prevent any significant impacts.**” (October 6, 2023 Letter of Determination, p. 14. (emph. added).) Given how there is no mention of methane mitigation measures in the Project’s letter of determination and accompanying conditions of approval, the City, at best, assumes compliance with its own municipal code. In the absence of any clear methane mitigation plans or designs, the potential for methane related impacts will remain. As such, future residents and employees of the Project site will be exposed to higher rates of methane and will likely experience health impacts due to the presence of methane impacting air quality. The City is no stranger to the disastrous effects of methane, including both the significant environmental and health impacts associated with its failure to address methane emissions.<sup>4</sup>

**b. The City Failed to Adequately Analyze the Project’s Air Quality.**

SWAPE explains that the Project’s estimated air quality and greenhouse gas (“GHG”) emissions are underestimated and inadequately supported. SWAPE reviewed the CalEEMod output files – the underlying data files used to estimate a project’s air emissions. SWAPE determined that several model inputs used to generate a project’s construction and operation emissions were unsubstantiated and inconsistent with information disclosed in the Categorical Exemption Analysis. As a result, the Project’s construction and operational emissions are underestimated. Additional environmental review should be prepared to include an updated air quality and GHG analysis. SWAPE’s expert comments and CVs are attached as Exhibit A.

Specifically, SWAPE identified several values used in Cadence’s air quality analysis that were found to be either inconsistent with information provided in the Categorical Exemption or otherwise unjustified, including:

Air Quality

1. The Exemption relies upon an incorrect and unsubstantiated air model;
2. The Exemption fails to adequately evaluate diesel particulate matter emissions; and
3. SWAPE’s screening-level HRA indicates a potentially significant health risk impact.

(Ex. A, pp. 2-11.)

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<sup>4</sup> [https://ww2.arb.ca.gov/sites/default/files/2020-07/arb\\_aliso\\_canyon\\_methane\\_leak\\_climate\\_impacts\\_mitigation\\_program.pdf](https://ww2.arb.ca.gov/sites/default/files/2020-07/arb_aliso_canyon_methane_leak_climate_impacts_mitigation_program.pdf). See also, <https://www.carbonbrief.org/aliso-canyon-how-bad-is-the-california-gas-leak-disaster/#:~:text=As%20a%20result%2C%20this%20leak,of%20U.S.%20anthropogenic%20methane%20emissions.>

As a result of these shortcomings in Cadence’s analysis, the construction and operational emissions conclusions in the Project’s Categorical Exemption cannot be relied upon to determine the significance of the Project’s air quality or GHG impacts. As SWAPE explains, “the CalEEMod User’s Guide requires any changes to model defaults be justified.” (Ex. A, p. 4.) Here, the analysis does not provide a justification for making such substantial changes. Therefore, without information to support the changes made to the CalEEMod inputs, the City lacks substantial evidence to conclude the Project will not have significant air quality and GHG impacts.

**c. The Project Will Have Significant Greenhouse Gas Impacts That Were Inadequately Analyzed.**

Furthermore, SWAPE found that the City failed to adequately evaluate greenhouse gas (“GHG”) impacts. Specifically, SWAPE analyzed the Project using the Exemption’s model to review the Project’s mitigated GHG emissions. SWAPE estimates that when dividing the Project’s GHG emissions with its service population of 397 people (residents), the Project’s emissions would emit approximately 3.5 MT CO<sub>2</sub>e/SP/year. As shown in the table below, SWAPE’s findings reveal that the Project emissions would exceed the South Coast Air Quality Management District’s 2035 efficiency target of 3.0 MT CO<sub>2</sub>e/SP/year (Ex. A, p. 12.)

<b>SWAPE Annual Greenhouse Gas Emissions</b>	
<b>Project Phase</b>	<b>Proposed Project</b>
<i>Total Construction</i>	<i>504.12</i>
Construction (amortized over 30 years)	16.80
<i>Area</i>	<i>2.35</i>
<i>Energy</i>	<i>366.57</i>
<i>Mobile</i>	<i>887.14</i>
<i>Waste</i>	<i>33.22</i>
<i>Water</i>	<i>69.79</i>
Annual Operational	1,359.06
<b>Total Net Annual GHG Emissions (MT CO<sub>2</sub>e/year)</b>	<b>1,375.87</b>
Service Population	397
<b>Service Population Efficiency (MT CO<sub>2</sub>e/SP/year)</b>	<b>3.5</b>
<b>SCAQMD 2035 Target</b>	<b>3.0</b>
<i>Exceeds?</i>	<b>Yes</b>

(Table 1, Ex. A, p. 12.)

As such, these findings constitute significant impacts that preclude reliance on a Class 32 Exemption. Therefore, the City cannot rely on this Project to proceed and must instead prepare reviews pursuant to CEQA.

**VI. The Project Will Lead to Increased Exposure of Cancer Risks.**

A project cannot qualify for CEQA’s Class 32 Exemption if the project results in significant air quality impacts. (14 CCR § 15332(d).) Both SWAPE and Mr. Offermann reviewed the Project’s air quality analysis and concluded that the Project will expose both future residents and commercial employees to cancer risks that must be mitigated.



**a. The Project Will Have a Potentially Significant Health Risk Impact.**

SWAPE performed a preliminary health risk assessment (“HRA”) by inputting the Project’s information into AERSCREEN. SWAPE found that the model, when calculating the excess cancer risk to the nearest sensitive receptor using applicable HRA methodologies prescribed by OEHHA, indicates that infant, child, adult, and lifetime cancer risks exceed the SCAQMD threshold of 10 in one million, resulting in a potentially significant impact not previously addressed or identified by the Exemption.” (Ex. A, p. 10.)

The City has not offered any substantial evidence regarding a less than significant impact on health risk, let alone provided any HRA for this Project. Because these results indicate a potentially significant impact, the City cannot rely on the Class 32 Exemption. SWAPE explains that “a full CEQA analysis should be prepared to include a refined health risk analysis which adequately and accurately evaluates health risk impacts associated with both Project construction and operation. If the refined analysis similarly concludes that the Project would result in a significant health risk impact, then mitigation measures should be incorporated, as described below in the ‘Feasible Mitigation Measures Available to Reduce Emissions’ section.” (Ex. A, p. 11.)

Therefore, the City must not approve the Project under a CEQA Exemption and must instead prepare an EIR or MND pursuant to CEQA.

**b. The Project Will Have Significant Indoor Air Quality Impacts.**

Certified Industrial Hygienist, Francis “Bud” Offermann, PE, CIH conducted a review of the Project and relevant documents regarding the Project’s indoor air emissions. Mr. Offermann is a leading expert on indoor air quality and has published extensively on the topic. Mr. Offermann concludes that it is likely that the Project will expose residents and commercial employees of the Project to significant impacts related to indoor air quality, and in particular, emissions of the cancer-causing chemical formaldehyde, a known human carcinogen. Mr. Offermann’s expert comments and CV are attached as Exhibit B. Mr. Offermann explains that “[t]he primary source of formaldehyde indoors is composite wood products manufactured with urea-formaldehyde resins, such as plywood, medium density fiberboard, and particleboard. These materials are commonly used in building construction for flooring, cabinetry, baseboards, window shades, interior doors, and window and door trims.” (Ex. B, p. 3.)

Here, the City failed to perform an adequate analysis concerning the cancer risks associated with long-term exposure to carcinogenic TACs because of the Project, for both residents and workers. Mr. Offermann states that future residents of the Project will be exposed to a cancer risk from formaldehyde of approximately 120 per million, even assuming all materials are compliant with the California Air Resources Board’s (“CARB”) formaldehyde airborne toxics control measure. (Ex. B, p. 3.) In addition, Mr. Offermann states that employees of the Project’s commercial spaces will be exposed to a cancer risk of 17.7 per million from formaldehyde emissions. (*Id.*, p. 5.) These risk levels both exceed SCAQMD’s CEQA significance threshold for airborne cancer risk of 10 per million. (*Id.*) It is important to note that that even if the Project is stipulated to comply with CARB’s standards, even with compliance of CARB standards the Project will still exceed significance thresholds, yet the Project unfortunately does not address these cancer risk impacts.

Furthermore, the City failed to analyze the additional impacts of motor vehicle traffic and the subsequent increase in exposure to particulate matter (“PM2.5”). Mr. Offermann notes that the high cancer risk that may be posed by the Project’s indoor air emissions will be exacerbated by the additional cancer risk that exists as a result of the Project’s location within the South Coast Air Basin, a state and federal non-attainment area for PM2.5, and in an area with moderate to high traffic. (Ex. B, p. 2.) Specifically, he notes that “the SCAQMD’s MATES V study cites an existing cancer risk of 482 per million at the Project site due to the site’s high concentration of ambient air contaminants resulting from the area’s high levels of motor vehicle traffic.” (*Id.*, p. 4.) Formaldehyde emissions from composite wood products will exacerbate this pre-existing cancer risk.

Mr. Offermann predicts that the projected traffic noise levels, the annual average PM2.5 concentrations will exceed both state and federal standards, thereby necessitating both additional air quality analyses to determine PM2.5 concentrations as well as the installation of technology in order to reduce the impacts to a less-than-

significant level. (*Id.*, pp. 11-12.) However, the City again failed to analyze these issues, as well as the cumulative impacts associated with the Project's emissions. Mr. Offermann identifies mitigation measures that are available to reduce these significant health risks, including the installation of air filters and a requirement that the applicant use only composite wood materials (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins in the buildings' interiors. (*Id.*, pp. 12-14.)

These significant environmental impacts preclude the use of a Categorical Exemption for the Project. These impacts should be reviewed in a full CEQA analysis and mitigation measures should be imposed to reduce the risk of formaldehyde exposure.

#### **VII. The Project Does Not Qualify for CEQA's Infill Exemption Due to Potentially Significant Noise Impacts that Were Inadequately Analyzed.**

A project cannot qualify for CEQA's Class 32 Exemption if the project results in significant noise impacts. (14 CCR § 15332(d).) John Meighan of the expert noise and vibration consulting firm Wilson Ihrig carefully reviewed the Project, including the Class 32 Exemption and accompanying materials. Wilson Ihrig concludes that the Class 32 Exemption cannot be relied on due to Project's baseline noise not being properly established, failure to update operational noise impacts analyses, and the potentially significant impacts related to noise and vibration from the Project. Wilson Ihrig's comments and CVs are attached as Exhibit C.

Wilson Ihrig explains that the Categorical Exemption does failed to consider the damage threshold for the existing commercial building at 10606 Venice Boulevard. Studies show that at the threshold of 0.5 PPV, the impacts "would be exceeded during use of a Vibratory Roller, Large Bulldozer or Loaded Truck [at a distance of six feet, where construction will occur compared to the commercial building's location]. As such, this development is not eligible for a categorical exemption and a full environmental impact report should be developed." (Ex. C, p. 4.) Similarly, Wilson Ihrig highlighted how "there is potential for both the damage threshold and the annoyance threshold to be exceeded." *Id.*


Lastly, Wilson Ihrig points to the fact that the Project's will cause substantial temporary increases in ambient noise levels because "[d]emolition of the existing smog check facility at 10620 Venice Blvd is 19 feet from the nearest sensitive residence, meaning construction noise levels will be over this 80 dBA threshold. Using a distance correction, this 83 dBA level is over 90 dBA at 20 feet, which is 30 dBA above the measured ambient levels. A 30 dBA increase can be perceived as eight times as loud." (Ex. C, p. 4.)

These noise and vibrational impacts are substantial evidence proving that the Project will have noise impacts that exceed the significance threshold. Therefore, it is improper for the Project to be approved under a Categorical Exemption and a Class 32 Exemption must be denied.

#### **CONCLUSION**

In light of the above comments, the Project does not meet the requirements of the Class 32 Categorical Exemption due to its potential noise impacts, air quality/GHG, and public health risk impacts. The Exemption is also improper where the Project requires mitigation measures and where unusual circumstances apply. SAFER's findings indicate that the Project will violate multiple requirements under CEQA. The City must instead prepare an initial study followed by an EIR for the Project, or at least an MND, and the draft CEQA document should be circulated for public review and comment in accordance with CEQA. Thank you for considering these comments.

Sincerely,

  
Marjan R. Abubo  
Lozeau Drury LLP



February 7, 2024

More Song, City Planner

[more.song@lacity.org](mailto:more.song@lacity.org)

(213) 978-1319

Dear City Planning Commission,

We are writing to you in support of the proposed 136-unit mixed use development, including 14 affordable units, at 10602 – 10646 West Venice Boulevard, case numbers DIR-2021-3405-TOC-SPR-HCA-1A/ ENV-2021-3407-CE. We urge the commission to reject the appeal, find the project exempt from CEQA, and approve the Density Bonus and incentives.

The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. Creating new housing in this neighborhood will help to reduce issues of gentrification and displacement. This project is in a great location for housing, next to a bus stop, a grocery store across the street, and schools, restaurants, shopping, and a recreation center less than a mile away. By replacing a gas station, various commercial buildings, and vacant residences, this new housing will not result in any residential displacement.

This project is a good project for Los Angeles and for the region. Again, we urge the city to reject the appeal, find the project exempt from CEQA, and approve the Density Bonus and incentives.

Best Regards,

*Azeen Khanmalek*

Azeen Khanmalek  
AHLA Executive Director

*Jaime Del Rio*

Jaime Del Rio  
AHLA Field Organizer

*Tami Kagan-Abrams*

Tami Kagan-Abrams  
AHLA Project Director



**Feb 7, 2024**

**City of Los Angeles  
City Planning Commission  
Los Angeles City Hall  
200 North Spring Street, Los Angeles, CA 90012**

**Re: Proposed Residential Project at 10602 – 10646 West Venice Boulevard,  
DIR-2021-3405-TOC-SPR-HCA-1A**

**By email: [cpc@lacity.org](mailto:cpc@lacity.org)**

**Cc: More Song, City Planner, [more.song@lacity.org](mailto:more.song@lacity.org); City Clerk's Office,  
[clerk.cps@lacity.org](mailto:clerk.cps@lacity.org); City Attorney's Office, [cityatty.help@lacity.org](mailto:cityatty.help@lacity.org)**

Dear Los Angeles City Planning Commission,

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the Commission of its obligation to abide by all relevant state housing laws when evaluating the appeal against the proposed 136-unit housing development project at 10602–10646 West Venice Boulevard, which includes 14 units for Extremely Low Income Households. These laws and regulations include the Housing Accountability Act (“HAA”) and California Environmental Quality Act (CEQA) guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would reduce the project’s density unless, again, such written findings are made. (*Id.*) The project here conforms with all applicable objective zoning, subdivision, and design review standards, and therefore the HAA’s protections apply. The Commission cannot reject the project without violating the HAA, unless it makes the written findings described above.

Additionally, pursuant to CEQA Guidelines § 15332, Class 32, the project is entitled to an infill exemption from CEQA, as it is an environmentally benign infill project that is consistent with local general plan and zoning requirements and does not fall under any of the exceptions outlined in § 15300.2. As the City’s staff report states, the site’s remediation was

**360 Grand Ave #323, Oakland 94610  
[www.calhdf.org](http://www.calhdf.org)**

completed as of April 2008 and development must comply with all applicable regulatory measures.

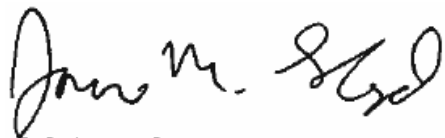
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by housing extremely low-income residents, it will mitigate the state's homelessness crisis; it will bring new customers to local businesses; it will grow the City's tax base; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Commission to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at [www.calhdf.org](http://www.calhdf.org).

Sincerely,



Dylan Casey  
CalHDF Executive Director



James M. Lloyd  
CalHDF Director of Planning and Investigations



Planning CPC &lt;cpc@lacity.org&gt;

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**FW: Comment re: 10626 Venice Blvd Project - CPC 2/8/24 Mtg Agenda Item No. 9**

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**Matthew Hayden** <matthew@haydenplanning.com>

Tue, Feb 6, 2024 at 1:59 PM

To: "cpc@lacity.org" &lt;cpc@lacity.org&gt;, More Song &lt;more.song@lacity.org&gt;

Cc: "Michael Cohanzad - Wiseman Residential (michael@wisemanresidential.com)" &lt;michael@wisemanresidential.com&gt;,

Dave Rand &lt;Dave@rpnllp.com&gt;, Kerrie Nicholson &lt;kerrie@ceqa-nepa.com&gt;

Good afternoon Commission Office / More,

Thanks for the information below. Given the significant additional information/materials provided at this late time, we'd request that the City Planning Commission continue this item to their April 11<sup>th</sup> meeting. This will allow us time for fully review the appellant's last minute submittal and then have our consultants respond, as well as give you time to then review the applicant's response information. It's unfair for the appellant to do this at this late point – we need to be properly prepared.

Please let us know.

Also, as the item is last on the Agenda for Thursday, if we need to make this request verbally to the Commission, might we be able to do so over Zoom?

Regards,

Matthew

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Matthew Hayden

[Hayden Planning](#)

**PLEASE NOTE OUR NEW ADDRESS**

[13101 W. Washington Boulevard, #401](#)

[Los Angeles, CA 90066](#)

Ph. 310-614-2964

Em. [matthew@haydenplanning.com](mailto:matthew@haydenplanning.com)

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**From:** More Song <[more.song@lacity.org](mailto:more.song@lacity.org)>  
**Sent:** Tuesday, February 6, 2024 7:39 AM  
**To:** Matthew Hayden <[matthew@haydenplanning.com](mailto:matthew@haydenplanning.com)>  
**Subject:** Fwd: Comment re: [10626 Venice Blvd](#) Project - Agenda Item No.

FYI

**Mr. More Song**

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 763

Los Angeles, CA 90012

T: (213) 978-1319 | [Planning4LA.org](http://Planning4LA.org)

*Please note that on January 22, 2024 the Processes and Procedures Ordinance will become operative. Applications filed on or after this date are required to use the new forms available on the Department's [Forms page](#).*

----- Forwarded message -----

**From:** **Marjan Kris Abubo** <[marjan@lozeaudrury.com](mailto:marjan@lozeaudrury.com)>  
**Date:** Mon, Feb 5, 2024 at 17:55  
**Subject:** Comment re: [10626 Venice Blvd](#) Project - Agenda Item No.  
**To:** Planning CPC <[cpc@lacity.org](mailto:cpc@lacity.org)>, More Song <[more.song@lacity.org](mailto:more.song@lacity.org)>  
**CC:** Richard Drury <[richard@lozeaudrury.com](mailto:richard@lozeaudrury.com)>, Madeline Dawson <[madeline@lozeaudrury.com](mailto:madeline@lozeaudrury.com)>, Layne Fajeau <[layne@lozeaudrury.com](mailto:layne@lozeaudrury.com)>, Chase Preciado <[molly@lozeaudrury.com](mailto:molly@lozeaudrury.com)>

Hello More,

On behalf of Supporters Alliance for Environmental Responsibility ("SAFER"), attached please find comments on the proposed mixed-use project located at [10626 Venice Blvd](#). in the City of Los Angeles. This appeal is scheduled to be heard at the February 8, 2024 Planning Commission hearing. I've attached a conforming 10-page letter and a longer letter that includes exhibits. Please distribute accordingly.

If you have any questions or concerns, let me know. And at your earliest convenience, please confirm receipt of this email.

As an aside, I know that as an Appellant, we need to attend the PC hearing in person. Given the recent storms here in LA, I do think that for safety reasons I would like to attend the hearing remotely. If that is possible, I would appreciate it. If not, please let me know as soon as possible so I can plan accordingly.

Thank you,

Marjan R. Abubo  
Lozeau | Drury LLP



2/8/24, 5:52 AM

City of Los Angeles Mail - FW: Comment re: 10626 Venice Blvd Project - CPC 2/8/24 Mtg Agenda Item No. 9

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Office: 510.836.4200  
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[marjan@lozeaudrury.com](mailto:marjan@lozeaudrury.com)