DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: December 11, 2025
Time: after 8:30 a.m.
Place: City Planning Commission
Los Angeles City Hall, Council Chambers
200 North Spring Street, Room 340
Los Angeles, CA 90012

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information at: https://planning.lacity.org/about/commissions-boards-hearings and/or by contacting cpc@lacity.org

Public Hearing: May 16, 2025
December 11, 2025
Appeal Status: Off-Menu Density Bonus Housing Incentives and Waivers are not appealable by any party. On-Menu Density Bonus Housing Incentives and Project Review are appealable to City Council

Expiration Date: December 31, 2025
Multiple Approval: Yes

Case No.: CPC-2024-5548-DB-PR-HCA
CEQA No.: ENV-2024-5549-SE
Incidental Cases: None
Related Cases: None
Council No.: 5 - Yaroslavsky
Plan Area: West Los Angeles
Plan Overlay: West Los Angeles Transportation Improvement and Mitigation Plan
Certified NC: Westside
GPLU: Community Commercial
Zone: C2-1VL; R4P-1

Applicant: George Garikian
Representative: Rodney Khan
Khan Consulting, Inc.

PROJECT LOCATION: **2930 - 2936 South Sepulveda Boulevard**
(legally described as Lot FR 37 (arb 2), & Lots 38, 39, Tract No.14252)

PROPOSED PROJECT: The project is the construction, use, and maintenance of a 71-foot high, six story, 77-unit residential development including 12 units set aside for Very Low-Income Households, and two subterranean parking levels including 84 parking spaces. The project includes a total Floor Area of 74,282 square feet with a 2.99:1 FAR. There are no existing trees on site, however there are two (2) existing trees within the public right-of-way adjacent to the subject property proposed to remain. There is an existing one-story commercial office building and surface parking lot proposed to be demolished, and a haul route for the export of approximately 9,771 cubic yards of soil proposed as a part of the project.

REQUESTED ACTION: The City Planning Commission will consider:

1. Pursuant to Public Resources Code (PRC) Section 21080.66 and the provisions in Assembly Bill (AB) 130, that the Project is statutorily exempt from the California Environmental Quality Act ("CEQA") as a residential infill development.

2. Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review for a Housing Development Project totaling 77 dwelling units and setting aside 12 units as

Very Low Income Restricted Affordable Units for a period of 55 years, with the following requested incentives and waivers:

a. An On-Menu incentive to average floor area, density, open space and parking over the project site, and permit vehicular access from a less restrictive zone to a more restrictive zone across the C2-1VL and R4P-1 Zones.

b. An On-Menu incentive to allow an increase in floor area by 35% to 2.99:1 or 74,282 sq ft.

c. An Off-Menu incentive to allow a rear yard reduction to 5-feet in lieu of 18-feet.

d. A Waiver of Development Standards to eliminate the Transitional Height requirement at the C2-1VL Zone.

e. A Waiver of Development Standards to allow an increase in height from 45-feet to 71 feet in the C2-1VL Zone.

3. Pursuant to LAMC Section 13B.2.4, a Project Review for a development that creates more than 50 new residential dwelling units.

RECOMMENDED ACTIONS:

1. **Determine** that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Public Resource Code Section 21080.66 and the provisions in Assembly Bill (AB) 130.

2. **Approve,** pursuant to LAMC Section 12.22 A.25(g)(3), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 77 dwelling units, reserving 12 units for Very Low Income Household occupancy for a period of 55 years, with the following requested incentives and waivers:

    a. An On-Menu incentive to average floor area, density, open space and parking over the project site, and permit vehicular access from a less restrictive zone to a more restrictive zone across the C2-1VL and R4P-1 Zones.

    b. An On-Menu incentive to allow an increase in floor area by 35% to 2.99:1 or 74,282 sq ft.

    c. An Off-Menu incentive to allow an increase in height from 45-feet to 71 feet in the C2-1VL Zone.

    d. A Waiver of Development Standards to eliminate the Transitional Height requirement at the C2-1VL Zone.

    e. A Waiver of Development Standards to allow a rear yard reduction to 5-feet in lieu of 18-feet.

3. **Approve**, pursuant to LAMC Section 13B.2.4, a Project Review for a development that creates more than 50 new residential dwelling units.

VINCENT P. BERTONI, AICP
Director of Planning

Theodore L. Irving

Theodore L. Irving, AICP,
Principal Planner

Connie Chauv

Connie Chauv, Senior City Planner

Kyle Winston

Kyle Winston, 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 273, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

PROJECT SUMMARY

The project is the construction, use, and maintenance of a six-story, 77-unit residential development including 12 units set aside for a Very Low Income Households and 84 vehicular parking spaces on ground and one subterranean parking levels, and a total of 8,608 square feet of private and common open space including a 2,381 square foot courtyard and 964 square foot sky deck. The project includes a mix of 10 studio units, 53 one-bedroom units, and 14 two-bedroom units. The residential entrance is along Sepulveda Boulevard with all vehicular access occurring along the alley adjacent to the southerly property line. There are no protected or non-protected trees on the subject property. There are two (2) street trees within the public right-of-way proposed to remain. The project will be approximately 74,282 square feet in floor area with a Floor Area Ratio ("FAR") of 2.99:1. The site is currently improved with a one-story, 7,645 square foot commercial office building and surface parking lot which will be demolished for the project. The project involves a haul route for the export of approximately 9,771 cubic yards of soil.

BACKGROUND

Subject Property

The property is an irregularly shaped lot, consisting of three parcels, totaling approximately 25,756 square-feet (0.591 net acres). The property has approximately 130 feet of frontage along the east side of Sepulveda Boulevard and a varied depth of approximately 198 feet along the northerly property line and approximately 194 feet along the southerly property line. The site is currently improved with a one-story commercial office building and a surface parking lot which will be demolished for the project.

Zoning and Land Use Designation

The project site is located in the West Los Angeles Community Plan and is designated for Community Commercial land uses, with corresponding zones of CR, C2, C4, RAS3, RAS4, P, and PB. The site is split zoned with the C2-1VL zone along the westerly half of the site and the R4P-1 zone along the easterly half of the site, and is consistent with the land use designation. The site is located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan (ZI 2192), which is regulated by the Los Angeles Department of Transportation. The nearest fault, the Santa Monica Fault, is 2.70 Kilometers from the site, and the site is not located in the Alquist – Priolo Earthquake Fault zone, the Preliminary Fault Rupture Study Area; a liquefaction zone, flood zone, land slide area, Tsunami Hazard Area, or Very High Fire Hazard Severity Area. The site is located in the BOE Special Grading Area, the Freeway Adjacent Advisory Notice for Sensitive Uses (ZI 2427), and the Al Fresco Ordinance within Planning Overlay (ZI 2517).

Surrounding Uses

The surrounding neighborhood is characterized by commercial, institutional, and multi-family residential, with single-family to the rear of the subject site. The property adjacent to the north is in the C2-1VL and R4P-1 Zone and developed with a 4-story school, with a 5-story residential development just north of the school in the (T)(Q)RAS4-1 Zone. The properties to the east across the alley are zoned R1-1 and developed with sing-story single-family homes. The property to the south across the alley is zoned C2-1VL and is developed with a three-story medical facility.

Properties to the west across Sepulveda Boulevard are zoned C2-1VL and are developed with single-story commercial uses.

Sepulveda Boulevard is designated by the Mobility Plan 2035 as a Boulevard II, with a designed Right-of-Way width of 110 feet and roadway width of 80 feet, with concrete curb, gutter, and sidewalk. It is currently improved to a Right-of-Way width of approximately 100 feet with a roadway width of approximately 75 feet.

Alley to the east of the site is paved and improved to a width of 20 feet.

Alley to the south of the site is paved and improved to a width of 20 feet.

Relevant Cases and Building Permits

Subject Site:

Building Permit No. 23010-10000-01285: On March 28, 2023, the applicant applied for a Building Permit with the Los Angeles Department of Building and Safety for a new six-story 77-unit affordable housing project. The permit application is pending, and the permit was not issued at the time of preparing this report.

Surrounding Sites:

There are no relevant cases within 500 feet of the subject property.

HOUSING REPLACEMENT

Pursuant to Government Code Section 65915(c)(3), applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low-Income Households. Pursuant to the No Net Loss Declaration signed by the owner on April 8, 2024 and the building records, the Property has been a single-story commercial office since its construction in 1961. The replacement provisions of SB 8 do not apply to commercial properties if there are no residential dwelling units(s) that exist or have existed on the property for the past five (5) years. Further, this development does not require the demolition of any prohibited types of housing, therefore, no SB 8 replacement affordable units are required.

REQUESTED ACTIONS

Density Bonus / Affordable Housing Incentives Program

In accordance with California State Law (including Senate Bill 1818, and Assembly Bills 2280, 2222, 2556, and 1287), the applicant is proposing to utilize LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus) to set aside 12 dwelling units for Very Low Income Household occupancy for a period of 55 years. Because the applicant is providing 16 percent of

base 74 dwelling units to be affordable for Very Low Income household occupancy, the project is eligible for three (3) Density Bonus Incentives.

Off-Menu Incentives

As a result of setting aside 16 percent (12 dwelling units) of the base 74 dwelling units as a Restricted Affordable Unit for Very Low Income Households, the applicant requests two (2) On- and one (1) Off-Menu Density Bonus Incentives, as follows:

a. An On-Menu incentive to average floor area, density, open space, and parking over the project site, and permit vehicular access from a less restrictive zone to a more restrictive zone across the C2-1VL and R4P-1 Zones.

b. An On-Menu incentive to allow an increase in floor area by 35% to 2.99:1 or 74,282 sq ft.

c. An Off-Menu incentive to allow a rear yard reduction to 5-feet in lieu of 18-feet.

Waivers of Development Standards

As mentioned above, a project that provides 16 percent of its base units for Very Low Income Households qualifies for four (4) Incentives, but may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1)), in conjunction with a Density Bonus Project. Given that the project is utilizing all four (4) Density Bonus Incentives, the applicant requests two (2) Waivers of Development Standards, as follows:

d. A Waiver of Development Standards to eliminate the Transitional Height requirement at the C2-1VL Zone.

e. A Waiver of Development Standards to allow an increase in height from 45-feet to 71 feet in the C2-1VL Zone.

Project Review

The project is the construction, use, and maintenance of a six-story, 77-unit residential development. In accordance with LAMC Section 13.B.2.4, Projects which create 50 or more residential units are subject to Project Review. Given the site contains no (0) existing residential units, and the project proposes 73 new by-right dwelling units, the project results in a net increase of 73 by-right dwelling units on the subject site, and the project is subject to Project Review.

CEQA

The Department of City Planning determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to California Environmental Quality Act (“CEQA”) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The Notice of Exemption and Justification for Environmental Case No. ENV-2024-5549-CE is provided in the case file and attached as Exhibit E.

ISSUES

Public Hearing & Testimony

A public hearing was held by a Hearing Officer on behalf of the City Planning Commission on May 16, 2025. The public hearing was attended by the representative (Rodney Khan) and approximately ten (10) members from the community.

Applicant Presentation:
The applicant's representative described the site location, project description, requested entitlements, and community outreach, which had been completed.

There were several questions and comments from the community during the hearing citing concerns in relation to potential noise impacts to the medical facility next door, the proposed height and privacy concerns related to the R-1 zoned properties to the rear of the subject site, and perceived impacts to a telecommunication facility on the roof of a neighboring property. Following the public hearing, the applicant requested the case be placed on hold for further environmental review.

Public Comments

Staff received two letters of support for the project from Council District 5 and the West of Westwood Homeowners Association citing the need for additional housing and the applicant's commitment to including the community and addressing their concerns in the design. Staff received 5 letters of concern citing the concerns mentioned in the public hearing including those in relation to potential noise impacts to the medical facility next door, the proposed height and privacy concerns related to the R-1 zoned properties to the rear of the subject site, and perceived impacts to a telecommunication facility on the roof of a neighboring property.

Urban Design Studio

The proposed project was reviewed by the Department of City Planning, Urban Design Studio on November 21, 2024 at the applicant's request, with a follow-up on February 26, 2025 by planning staff to review the changes made by the applicant. The resulting comments and suggestions from the initial review were incorporated by the applicant primarily on the pedestrian experience, 360-degree design, and climate adaptive design. The following includes a discussion of UDS comments and suggestions from the staff meeting.

360° Design

- Applaud the placement of transformer into a vault.
- Break down the scale of the façade per the recommendation of a UDS Project Review conducted on November 21, 2024.
- Please review DWP memo on Construction in Proximity to Overhead Power Lines.

Climate Adapted

- Please indicate the solar PV installation in compliance with 2022 California Energy Code—*not* a 15% reserve area--if no LADBS architectural or structural permit application was submitted pre-2023 and note that PZA/Zoning-only applications don't establish the applicable code cycle date.

Provide horizontal dimensions and heights for all planters to ensure that there's adequate soil volume to support all *required* trees to attain anything close to their full potential to provide shade

and habitat value; for guidance see UDS' Soil Depths (these are currently guidelines but will become requirements in new Zoning Code).
In responded to design comments received, the applicant added architectural features such as detailing around windows, floors, guard rails and balconies to break down the scale of the facade.

CONCLUSION

Based on the information submitted to the record, staff recommends that the City Planning Commission approve the construction of a 77-unit residential building with a Density Bonus Compliance Review, and Project Review for a project that creates more than 50 new residential dwelling units, and determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Public Resource Code Section 21080.66 and the provisions in Assembly Bill (AB) 130.

CONDITIONS OF APPROVAL

1. **Site Development.** The project shall be in substantial conformance with the plans and materials submitted by the Applicant, including the proposed building design elements and materials, stamped "Exhibit A," dated December 3, 2024, attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.

2. **Residential Density**. The project shall be limited to a maximum density of 77 multi-family residential dwelling units, including On-Site Restricted Affordable Units.

3. **On-Site Restricted Affordable Units.** 12 units shall be reserved for Very Low Income households, as defined by the California Government Code 65915 and by the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.

4. **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.25.

5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make 12 units available to Very Low Income Households or equal to 16 percent of the project's total base residential density allowed, 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 reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22 A.25, to the satisfaction of LAHD, and in consideration of the project's Replacement Unit Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The Applicant shall submit 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.

6. **Averaging (Incentive).** Development rights related to FAR, density, parking, open space, and vehicular access shall be averaged across the site instead of segregated into the underlying C2-1VL and R4P-1 Zones.

7. **Floor Area Ratio (FAR) (Incentive)**. The project total Floor Area shall be limited to 74,282 square feet or 2.99:1 FAR per Exhibit "A".

8. **Height (Waiver)**. The project shall be limited to a maximum height of 71 feet and six (6) stories as shown on sheets A-3.5 and A-3.6 of Exhibit "A".

9. **Transitional Height (Waiver)**. The project shall not be subject to the Transitional Height requirement at the C2-1VL..

10. **Setback (Incentive)**. The project shall have a minimum 5-foot rear yard setback.

11. **Parking Per AB 2345**. The project shall be allowed to provide a minimum of one (1) parking space per unit for studio and one- bedroom units and 1.5 spaces per unit for two- bedroom units pursuant to California Government Code Section 65915 (AB 2345). The project is providing 84 parking spaces, as shown in Exhibit "A".

12. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16 and Exhibit "A".

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

14. **Soil Depths.** Shrubs, perennials, and groundcover shall require a minimum soil depth as follows:

    a. A minimum depth with a height ranging from 15 to 40 feet shall be 42 inches.
    b. A minimum depth with a height ranging from 1 to 15 feet shall be 24 to 36 inches.
    c. A minimum depth with a height of less than 1 foot shall be 18 inches.
    d. A minimum depth of an extensive green roof shall be 3 inches.

    Trees shall require a 42-inch minimum soil depth. Further, the minimum amount of soil volume for tree wells on the rooftop or any above grade open spaces shall be based on the size of the tree at maturity:

    e. 220 cubic feet for trees with a canopy diameter ranging from 15 to 19 feet.
    f. 400 cubic feet for trees with a canopy diameter ranging from 20 to 24 feet.
    g. 620 cubic feet for trees with a canopy diameter ranging from 25 to 29 feet.
    h. 900 cubic feet for trees with a canopy diameter ranging from 30 to 34 feet.

15. Street Dedications and Improvements.

    Dedications

    a. Sepulveda Boulevard (Boulevard II) – A variable width to a 5-foot wide strip of land along the property frontage to complete a 55-foot wide half right-ofway in accordance with Boulevard II standard.

    Improvements

    b. Sepulveda Boulevard – Construct a new full-width concrete sidewalk along abutting the new property line. Repair and or replace any broken, off-grade concrete curb, gutter and adjacent roadway pavement. Close all unused driveways with full height concrete curb, 2-foot gutter and sidewalk.

    c. Alley (East of Sepulveda Boulevard) – Repair any broken, damaged, cracked or off-grade alley pavement and longitudinal concrete gutter. Upgrade the alley intersection at Sepulveda (as necessary) per BOE standard.
    d. Alley (North of National Boulevard) – Repair any broken, damaged, cracked or off-grade alley pavement and longitudinal concrete gutter.

    Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are

separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-6 and S444-0.

Upgrade all existing curb ramps to comply with ADA requirements. Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information at https://engpermits.lacity.org/public or via https://appointments.lacity.org/apptsys/Public/Account.

Board of Public Works approval be obtained for the removal of any tree in the existing or proposed right-of-way area associated with the improvement requirements outlined herein. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for removal of such trees.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting at https://lalights.lacity.org or via https://appointments.lacity.org/apptsys/Public/Account.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Transportation regarding traffic signals, signs and equipment at (213) 485-1062 or via https://appointments.lacity.org/apptsys/Public/Account.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-0562 or via https://appointments.lacity.org/apptsys/Public/Account.

Refer to the Fire Department Hydrants and Access Unit regarding fire hydrants at (213) 482-6543 or via https://appointments.lacity.org/apptsys/Public/Account.

c. Provide proper drainage for street being improved and for the site being developed. Any discharge of roof or site storm water drainage must be through a curb outlet. Discharge must be by gravity flow or approved outlet structure from the property line to the curb face.

d. Sewer lines exist in Sepulveda Boulevard and in the alley east of Sepulveda Boulevard. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

e. Submit a request to the West Los Angeles (WLA) District Office sewer counter to determine the capacity of the existing public sewer to accommodate the proposed development at https://engpermits.lacity.org/public or via https://appointments.lacity.org/apptsys/Public/Account.

d. Submit a parking area and driveway plan to the WLA District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

16. **Street Trees.**

    a. Street Trees. Street trees shall be provided to the satisfaction of the Urban Forestry Division.

    b. Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Section 12.21 G.3 (Chapter 1, Open Space Requirement for Six or More Residential Units). Per Exhibit "A" and 12.21 G.3, two (2) Street trees shall be provided.

    c. Required Trees per 12.21 G.2. As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A." There shall be a minimum of eight (8) 24-inch box, or larger, trees on site pursuant to LAMC Section 12.21 G.2. Any required trees pursuant to LAMC Section 12.21 G.2 shown in the public right-of-way in Exhibit "A" shall be preliminarily reviewed and approved by the Urban Forestry Division prior to building permit issuance. In-lieu fees pursuant to LAMC Section 62.177 shall be paid if placement of required trees in the public right-of-way is proven to be infeasible due to City determined physical constraints.

17. **Stormwater/irrigation.** The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.

18. **Lighting Design**. Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.

19. **Heat Island Effect**. To reduce the heat island effect, a minimum of 50% of the area of pathways, patios, driveways or other paved areas shall use materials with a minimum initial Solar Reflectance value of 0.35 in accordance with ASTM (American Society of Testing Materials) standards.

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

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

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

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

Assembly Bill (AB) 130 Conditions

23. (If requested by a California Native American tribe) The project shall include tribal monitoring during all ground-disturbing activities, as follows:
    a. The California Native American tribe shall designate the monitor.
    b. The tribal monitor shall comply with applicant's site access and workplace safety requirements.
    c. The applicant shall compensate the tribal monitor at a reasonable rate, determined in good faith, that aligns with customary compensation for cultural resource monitoring, taking into account factors such as the scope and duration of the project.

24. Tribal cultural resources shall be avoided where feasible, in accordance with subdivision (a) of PRC Section 21084.3. In furtherance of this requirement, where feasible, the project applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes.

25. All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with PRC Section 21083.9.

26. A California Historical Resources Information System (CHRIS) archaeological records search and a tribal cultural records search shall be completed for the project site.

27. A Sacred Lands Inventory request shall be submitted to the Native American Heritage Commission.

28. The project shall comply with Section 7050.5 of the Health and Safety Code and PRC Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe.

29. An application of tribal ecological knowledge into habitat restoration efforts undertaken by the project as applicable to the specific environmental context and conditions of the project.

30. The development proponent shall complete a Phase I environmental assessment, as defined in Section 78090 of the Health and Safety Code, prior to effectuating the associated project entitlement and/or issuance of a demolition, grading, or building permit.

31. If a recognized environmental condition is found, the development proponent shall complete a preliminary endangerment assessment, as defined in Section 78095 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.

32. If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.

33. If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.

34. **Freeway Proximity Requirements.**

a. The building shall have a centralized heating, ventilation, and air-conditioning system.
b. The outdoor air intakes for the heating, ventilation, and air-conditioning system shall face away from the freeway.
c. The building shall provide air filtration media for outside and return air that provides a minimum efficiency reporting value of 16.
d. The air filtration media shall be replaced at the manufacturer's designated interval.
e. The building shall not have any balconies facing the freeway.

35. **Fire Department.** Submit plot plans for Fire Department approval and review prior to issuance of building permits.

36. **Department of Transportation.**
Worksite Traffic Control Requirements: DOT recommends that a construction work site traffic control plan be submitted to DOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to http://ladot.lacity.org/what-we-do/plan-review to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction on related truck traffic be restricted to off-peak hours to the extent feasible.

Administrative Conditions

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

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

39. **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.

40. **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.

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

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

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

Applicant shall do all of the following:

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

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

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

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

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES PROGRAM FINDINGS

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

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

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

   The applicant proposes to construct a total of 77 dwelling units, of which 12 dwelling units will be set aside for Very Low Income Household Occupancy for a period of 55 years. Density Bonus projects are eligible for four (4) incentives if they reserve at least 16 percent of base dwelling units for Very Low Income Households. Based on the set-aside of 16 percent of base units for Very Low Income households, the applicant is entitled to four (4) Incentives under the Government Code. Therefore, the three (3) On and Off-Menu Incentive requests qualify as the proposed development's Incentives.

   Averaging: As the site contains two (2) different zones of C2-1VL and R4P-1 with different zoning requirements, the project shall be allowed up to average development rights related to FAR, density, open space, and vehicular access over the project site. This incentive does not increase or decrease the development rights or requirements, but allows them to be averaged across the site instead of segregated into the underlying C2-1VL and R4P-1 Zones. Limiting the project to a 1.5:1 FAR in the C2-1VL Zone and a 3:1 FAR in the R4P-1 Zone would cause an uneven distribution of dwelling units and massing, restricting the building envelope and increasing construction costs. The requested incentive will allow the developer to create a uniform development and accommodate the intended level of density, including the construction of the Restricted Affordable unit, and the necessary circulation and common amenity space. The averaging incentive will permit floor area, density, and open space to be distributed across the entire Project site which would result in building design and construction efficiencies that provide for affordable housing costs. In addition, due to the zoning of the lots, the project requires the ability to have vehicular access from a less restrictive zone to a more restrictive zone.

   FAR: The portion of the property that is zoned C2-1VL allows for a maximum FAR of 1.5:1, and the portion of the property that is zoned R4P-1 allows for a maximum FAR of 3:1. The applicant has requested an incentive to allow an averaging of the FAR across the two zones, and a second incentive to increase the allowable FAR by 35 percent up to 2.99:1. The project is for the construction of 74,282 square feet of floor area with a

2.99:1 FAR across six stories and an average of 12,380 square feet of floor area for each floor. The limitation of the maximum allowed FAR would limit the ability to provide space for the construction of the residential dwelling units permitted by-right and the Restricted Affordable Units which are of a sufficient size. The ability to develop larger units will increase the revenues from the market-rate units, which will lower the marginal cost of developing the affordable units. The additional floor area will allow certain fixed costs involved in the construction of new residential units to be spread over more floor area thereby reducing the per square foot build cost of the development. As proposed, the additional FAR will allow for the construction of the affordable residential units. The requested incentives will allow the developer to expand the building envelope which ensures that all units are of habitable size and the overall space dedicated to residential units is increased.

	FAR by-right	Buildable Lot Area (sf)	Base Floor Area (sf)
C2-1VL Zone	1.5:1	13,007	13,007 x 1.5 = **19,510**
R4P-1 Zone	3:1	11,845	11,845 x 3 = **35,535**
Total	2.24:1	24,852	55,045

	FAR Requested	Requested Floor Area (sf)	Additional Floor Area (sf)
Averaged	2.99:1	74,282	74,282 – 55,045 = **19,237**

Height: The subject site is zoned C2-1VL which allows a maximum height of 45 feet and three-stories, and R4P-1 which allows for unlimited height. The applicant has requested an incentive to allow an increase in building height to 71 feet and six-stories. As proposed, the increased building height will allow the developer to expand the building envelope to allow for the construction of the affordable residential units and floor area, whose rents will provide for the operational costs of the affordable units..

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

There is no substantial evidence in the record that the proposed incentive(s) will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Therefore, there is no substantial evidence that the proposed incentive(s) will have a specific adverse impact on public health and safety, or on property listed in the California Register of Historic Resources. Based on the above, there is no basis to deny the requested incentives.

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

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

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

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

   a. **The concession or incentive would be 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.

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

   Therefore, the request for the following is recommended as Waivers of Development Standards. Without the below Waivers, the existing development standards would physically preclude development of the base units, build out of the incentives, and project amenities:

   Yards: The subject site is zoned C2-1VL and R4P-1 which requires rear yard setbacks of 18 feet. The applicant has requested waivers for a reduction of the required rear yard setback to allow for minimum setback of 5 feet. The request for an additional 26 feet and three (3) stories is needed to construct the number of units that the requested density bonus allows. Strict application of the rear yard requirements would remove thirteen (13) feet from the proposed building, resulting in a loss of square footage for 12 dwelling units across Levels two through six, in addition to the rents from those units and that floor area on those five (5) stories. An increased rear yard setback will also limit the ability to construct at a sufficient marketable size, the proposed residential units. As proposed, the reduced rear yard setbacks will allow the developer to expand the building footprint, to allow for the construction of the affordable residential units and floor area, whose rent will provide for the operational costs of the affordable units. The requested waiver will allow the project to expand the building envelope so that additional units can be constructed, provide for design efficiencies and allow the overall space dedicated to residential uses to be increased.

   Transitional Height: The subject site is zoned C2-1VL and R4P-1. Los Angeles Municipal Code (LAMC) Section 12.21.1 requires any project within the C or M zone to transition within a varied proximity of the RW or more restrictive zone. Since the subject site has a split zone, if subject to the transitional height requirements, the proposed project would have to transition from itself. The limitation on the height would remove

the half of the uppermost three (3) stories from the proposed building, resulting in a loss of 24 total dwelling units across Levels four through six, in addition to the rents from those units and that floor area on those three (3) stories. A limitation on the height will also limit the ability to construct at a sufficient marketable size, the proposed residential units. The strict restriction of zoned height and imposition of transitional height would physically preclude the development of the project and the requested density of 77 dwelling units by reducing the habitable square footage of 24 dwelling units. The Waiver further supports the applicant's decision to reserve 12 units for Very Low Income households and facilitates the creation of affordable housing units.

b. **The waiver will have specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Very Low-, Low- and Moderate-Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.**

There is no evidence that the proposed density bonus incentives will have a specific adverse impact upon public health and safety, 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."

The project does not involve a historic structure, is not located on a substandard street in a hillside area, a Very High Fire Hazard Severity Zone, or Alquist-Priolo Zone. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact on the physical environment, on public health and safety, and on property listed in the California Register of Historic Resources. Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety or on any real property listed in the California Register of Historical Resources.

PROJECT REVIEW

5. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

The subject site is located at 2930 – 2936 South Sepulveda Boulevard. The project site is located in the West Los Angeles Community Plan Area. The project site consists of three contiguous lots totaling approximately 25,756 square feet with approximately 130 feet of frontage along the east side of Sepulveda Boulevard and a varied depth of approximately 194 feet. The project site is located in the C2-1VL and R4P-1 zones which limits building height to a maximum of 45 feet on the C2-1VL half of the site and has an unlimited height on the R4P-1 half of the site. The project is the construction, use, and maintenance of a 71-foot high, six story, 77-unit residential development including 12 units set aside for Very Low-Income Households, and two subterranean parking levels including 84 parking spaces. The project includes a total Floor Area of 74,282 square feet with a 2.99:1 FAR. There are 60 long term residential bicycle parking spaces and 6 short term residential bicycle parking spaces for a total of 66 bicycle parking spaces.

The Citywide General Plan Framework is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The General Plan Framework establishes categories of land use including Multi-Family Residential that are broadly described by ranges of intensity/density, heights, and lists of typical uses. The definitions reflect a range of land use possibilities found in the City's already diverse urban, suburban, and rural land use patterns. The project is consistent with and advances the following objectives and policies of the General Plan Framework:

> Objective 3.4. Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.
>
> Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

General Plan Framework Element Chapter 4 - Housing:

> 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 to the year 2010.
>
> Objective 4.2. Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.
>
> Objective 4.3. Conserve scale and character of residential neighborhoods.

The project will provide 77 apartment units, including 12 units set aside for Very Low Income households. Thus, supplementing the existing housing stock in the West Los Angeles Community Plan area with diversity and contributing to the affordable housing supply. The project is in close proximity and has access to bus options that provide robust public transportation options around the site and greater Los Angeles metropolitan area. This provides regional connectivity from the Beach cities, through West Los Angeles, and to Downtown Los Angeles and the larger Los Angeles Region, including the Los Angeles International Airport.

The Proposed Project has a height of 71 feet, which is appropriate with existing and future developments. Additionally, the Site is located just under 150 feet away from the relatively busy intersections of Sepulveda Boulevard and National Boulevard and is next door to a school that is four stories, similar to the proposed project. Therefore, the Project is consistent with the General Plan as it supports the addition of residential units near commercial districts with transit options.

Consistent with the Goal and Policies noted above, the project proposes to develop a residential development with 77 residential apartment units including 16% of the base

density units set aside for Very Low Income households, having a variety of unit sizes and types, to meet the diverse economic and physical needs and overall demand for the projected increased population in the community plan area. The project contains a range of units from studio- to two-bedroom units, which are intended to accommodate families of all types, as well as 12 units of which will be set aside for Very Low Income households, in order to generate a mixed-income project where families can support each other's stability and growth. As discussed above, the Project will help to alleviate the ongoing housing crisis in Los Angeles and will address the critical demand for affordable housing in the City without displacing existing residential tenants.

Housing Element 2021 - 2029

The proposed project also conforms with the applicable policies of the Housing Element, including:

> Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.
>
> Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.
>
> Policy 1.2.1: Expand rental and for-sale housing for people of all income levels. Prioritize housing developments that result in a net gain of Affordable Housing and serve those with the greatest needs.
>
> Policy 1.3.1: Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas.
>
> Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.
>
> Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.
>
> Policy 3.1.5: Develop and implement environmentally sustainable urban design standards and pedestrian centered improvements in development of a project and within the public and private realm such as shade trees, parkways and comfortable sidewalks.
>
> Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed-income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes and reduce greenhouse gas emissions.

The proposed project will result in a net increase of 77 new residential units to the City's housing stock and conforms with the applicable provisions of the Housing Element. The applicant has requested deviations from code requirements under the Density Bonus program for increased height, and reduced setbacks, thereby allowing the creation of affordable units. Pursuant to Density Bonus requirements, 16 percent (12 units) of the base 74 density units, will be set aside for Very Low Income units. Additionally, this mixed-income development is in close proximity to public transit options, and a variety of retail, commercial,

recreational, and employment opportunities. Locating new housing in this portion of the City will allow residents to have better access to employment centers and places of interest in area. Maintaining the existing street trees will help achieve the City's goals for environmentally sustainable urban design standards and pedestrian-oriented improvements.

Mobility Plan 2035

The proposed project also conforms with the following additional policies of the Mobility Plan, including:

> Policy 2.3: Pedestrian Infrastructure: Recognize walking as a component of every trip and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.
>
> Policy 3.1: Access for All: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement – as integral components of the City's transportation system.
>
> Policy 3.3: Land Use Access and Mix: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

The project utilizes Density Bonus incentives for the construction of a residential mixed-income development that provides housing opportunities in proximity to public transit along the Santa Monica Boulevard and utilizes AB 2345 to reduce parking consistent with state law, encouraging multi-modal transportation and decreasing vehicle miles traveled in the neighborhood. The site is located along a portion of Sepulveda Boulevard that is designated by the Mobility Plan as a Boulevard II. The project will also provide 60 long-term and 6 short-term bicycle parking spaces, which is consistent with LAMC Section 12.21 A.16 bicycle parking requirements. Maintaining the two existing street trees will help achieve the City's goals for environmentally sustainable urban design standards and pedestrian-oriented improvements.

Land Use Element – West Los Angeles Community Plan

The project site is in the West Los Angeles Community Plan, and is designated for Community Commercial land uses, with corresponding zones of CR, C2, C4, RAS3, RAS4, P, and PB. The site is split zoned with the C2-1VL zone along the westerly half of the site and the R4P-1 zone along the easterly half of the site and is consistent with the land use designation.

Consistent with the Community Plan, the proposed 77-unit residential development, which includes 12 Very Low-Income units, adds new multi-family housing and much needed affordable housing to Los Angeles's housing supply, in a neighborhood that is conveniently located to a variety of destinations, community services and amenities, and multi-modal transportation options.

The proposed project aligns with the intent of the West Los Angeles Community Plan including the following:

Policy 1-1.3: Provide for adequate multi-family residential development.
Objective 1-2: To reduce vehicular trips and congestion by developing new housing in proximity to adequate services and facilities.

Policy 1-2.1: Locate higher residential densities near commercial centers and major bus routes where public service facilities and infrastructure will support this development.
Policy 1-4.1: Promote greater individual choice in type, quality, price and location of housing
Policy 1.4-3: Encourage multiple residential development in specified commercial zones.
Objective 2-1: To conserve and strengthen viable commercial development and to provide additional opportunities for new commercial development and services within existing commercial areas.
Policy 2-1.1: New commercial uses shall be located in existing established commercial areas or shopping centers.
Policy 2-2.1: Encourage Pedestrian-oriented design in designated areas and in new development.

The proposed project meets the above goal, policies, and objective by providing multi-family dwelling units in a new, safe, and secure building. The proposed project is located within a neighborhood designated for Community Commercial Land Uses, which includes multiple-family residential uses, and is well served by facilities and necessary infrastructure. The site is near several bus stops, which encourages alternative modes of transportation. Planting new street trees will help achieve the City's goals for high-quality pedestrian access for a safe and comfortable walking environment. The 12 affordable units will ensure that the proposed project is accessible to lower-income segments of the population.

Therefore, the proposed project is consistent with the purposes, intent and provisions of the General Plan, West Los Angeles Community Plan, Housing Element, and Mobility Plan by meeting several of its goals, objectives, and policies. Specifically, the project would provide housing and commercial uses on underutilized land to 1) accommodate necessary residential growth and provide a mix of apartment sizes and affordability levels, including rent restricted units for Very Low Income households, and 2) reinforce an existing mixed-use corridor by providing an array of housing options, improved streetscape, and landscaping, that would be inviting to nearby residents and pedestrians along Sepulveda Boulevard.

6. 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 pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

As shown in Exhibit A, the proposed project will be compatible with existing and future development on the neighboring properties The project site is an infill site surrounded by commercial and residential land uses. The property is fully developed with streets, sidewalk, gutter, sewer and street trees. The surrounding neighborhood is characterized by commercial, institutional, and mixed-use development with single-family residential across the alley to the rear. The property adjacent to the north is in the C2-1VL and R4P-1 Zone and developed with a 4-story school with a 5-story residential development just north of that in the (T)(Q)C2-1 zone. The properties to the east across the alley are zoned R1-1 and developed with single-story single-family homes. The property to the south across the alley is zoned C2-1VL and is developed with a three-story medical facility. Properties to the west across Sepulveda Boulevard are zoned C2-1VL and are developed with single-story commercial uses. The proposed building form and bulk is consistent with height limits allowed through Density Bonus incentives and waivers.

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<u>Height</u>

The subject site is zoned C2-1VL which permits a height of 45 feet and R4P-1 which permits an unlimited building height. The property adjacent to the north is in the C2-1VL and R4P-1 Zone and developed with a 4-story school with a 5-story residential development just north of that in the (T)(Q)C2-1 zone. The property to the south across the alley is zoned C2-1VL and is developed with a three-story medical facility. Therefore, the addition of a new 6-story residential development is comparable to other existing developments in proximity to the project. The applicant has requested an increase for 26 additional feet in height to allow for 71 feet and 6 stories through a Waiver of Development Standards. The proposed height is consistent with height limits allowed through Density Bonus incentives and waivers.

Bulk and Setbacks

In the C2-1VL and R4P-1 zones, the setbacks and open space areas for projects involving new construction shall be developed in accordance with the underlying zone. Developments in the C2-1VL Zone are subject to R4 rear yard setbacks and developments in the R4P-1 zone are required to provide a minimum 18-foot rear yard setback. As designed the project is proposed with a minimum five-foot rear yard setback at the lowest residential floor which is the first story of the building. The u-shaped building will allow relief from the school to the north, and roof deck will allow relief from residential to the east.

Entrances

The primary pedestrian entrance is located along Sepulveda Boulevard that will provide direct access to the lobby, parcel/mail room, leasing office, and elevators. The pedestrian entrance is recessed and enhanced with a metal planter wall to be differentiated from the remainder of the street frontage.

Materials

The project is proposed with a variety of building materials including both metal and fiber cement panels, aluminum storefront glazing, and a mix of both glass and plaster balconies. The provided variations of materials and building depths create visual interest and promote best practices for 360 degree design.

Off-Street Parking Facilities

The above grade parking is completely screened along Sepulveda Boulevard by habitable floor area and building systems. Vehicular access to the parking structure is accessible from the alley to the south of the property. Additionally, the project will provide a total of 84 residential vehicular parking spaces. The project will also provide 60 long term residential bicycle parking spaces and 6 short term residential bicycle parking spaces, for a total of 66 bicycle parking spaces.

Lighting

All pedestrian walkways and vehicle access points will be well-lit. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above. As required by Condition Number 18, all outdoor lighting will be shielded to prevent excessive illumination and mitigate light impacts on adjacent residential properties and the public right-of-way.

Landscaping

The project includes approximately 8,608 square feet of open space areas, including 2,381 square feet of courtyard space, and 964 square feet for a roof deck, both of which are proposed as usable open space for residents and are designed with landscaping and seating. Approximately 1,198 square feet of the total open space will be landscaped. There are 19 trees required for the development. The project is proposed with 22 trees including one new street tree in addition to the two existing street trees proposed to remain. The proposed project's landscaping creates a pedestrian friendly environment along the

sidewalk providing an attractive and inviting entrance to the development and there will be several trees located along the northern side of the building courtyard to create a buffer between the adjacent school and the project.

Trash Collection
A trash and recycling room will be located on the ground level directly accessible from the parking garage. The parking garage is accessible from the alley. Each floor, except the roof level will have a trash room convenient to residents.

7. The residential project provides recreational and service amenities to improve habitability for its residents an minimize impacts on neighboring properties.

The project includes recreational facilities and amenities that will improve the habitability for the residents and will minimize impacts on neighboring properties. The building is proposed with a second story 2,381 courtyard that is adjacent to an indoor 1,285 square foot fitness room, 964 square foot roof deck, all of which is proposed as usable open space for residents and is designed with landscaping and seating. The project will provide a total of 8,608 square feet of open space and 3,250 square feet of private balconies. The proposed project's landscaping creates a pedestrian friendly environment along the sidewalk providing an attractive and inviting entrance to the development and there will be several planters located along the sidewalk and on the building façade to create visual interest to the project.

CEQA FINDINGS

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Statutorily Exempt under California Public Resource Code Section 21080.66.

A project qualifies for a Statutory Exemption if it is developed as a Housing Development Project as defined as 65905.5(b) of the California Government Resource Code and meets the following eligibility criteria and procedural requirements:

Eligibility Criteria
a. Site is 20 acres or less.
b. Site is previously developed or 75 percent of the perimeter of the site adjoins parcels developed with urban uses.
c. Project is consistent with General Plan and Zoning; if the plan or zone is inconsistent, then consistent with the plan or the zoning.
d. Density is 15 dwelling units per acre (for City of Los Angeles) or more.
e. Site is not located within a coastal zone, farmland, wetlands (as defined by the U.S. Fish and Wildlife Service), very high fire hazard severity zone unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5, earthquake fault zone, special flood plain, floodway, habitat conservation plan, habitat for protected special status species, conservation easement.
f. Not demolishing designated historic resource.
g. No portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).

Procedural Requirements
a. Tribal Notification/Consultation

b. Condition for Phase I Environmental Site Assessment (ESA) and if necessary, mitigation is necessary.
c. Conditions added to housing within 500 feet of freeway.

Project Description
The project is the construction, use, and maintenance of a 71-foot high, six story, 77-unit residential development including 12 units set aside for Very Low-Income Households, and two subterranean parking levels including 84 parking spaces. The project includes a total Floor Area of 74,282 square feet with a 2.99:1 FAR. There are no existing trees on site, however there are two (2) existing trees within the public right-of-way adjacent to the subject property proposed to remain. There is an existing one-story commercial office building and surface parking lot proposed to be demolished, and a haul route for the export of approximately 9,771 cubic yards of soil proposed as a part of the project.

As a qualifying Housing Development Project as defined in Section 65905.5(b) of the California Government Resource Code, the project qualifies for the Statutory CEQA Exemption pursuant to California Public Resource Code Section 21080.66 as described below:

SITE AND ENVIRONMENTAL CRITERIA

a. Site is 20 acres or less.

The project site is approximately 0.593 acres pre-dedications per the Zone Information & Map Access System (ZIMAS).

b. Site is previously developed with or 75 percent of the perimeter of the site adjoins parcels developed with urban uses.

The site was previously developed with a commercial bank since 1961.

The surrounding neighborhood is characterized by commercial, institutional, and multi-family residential, with single-family to the rear of the subject site. The property adjacent to the north is in the C2-1VL and R4P-1 Zone and developed with a 4-story school, with a 5-story residential development just north of the school in the (T)(Q)RAS4-1 Zone. The properties to the east across the alley are zoned R1-1 and developed with sing-story single-family homes. The property to the south across the alley is zoned C2-1VL and is developed with a three-story medical facility. Properties to the west across Sepulveda Boulevard are zoned C2-1VL and are developed with single-story commercial uses.

c. Project is consistent with General Plan and Zoning; if the plan or zone is inconsistent, then consistent with the plan or the zoning.

The project site is located in the West Los Angeles Community Plan Area and has a General Plan Land Use Designation of Community Commercial. As shown in the case file, the project is consistent with the applicable West Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations.

The project seeks a density bonus request with two on-menu incentives, one off-menu incentive and two waivers of development standards that are established in the Los Angeles Municipal Code (LAMC). Additionally, the project requires a Project Review as a development that creates more than 50 new residential dwelling units. The project meets the requirements of the State and City density bonus law. Excluding the incentive and waiver requests to deviate from the LAMC standards,

d. Density is 15 dwelling units/acre (for City of Los Angeles) or more.

The Project proposes 77 dwelling units and the site is approximately 0.591 acres, making the proposed density approximately 130 dwelling units per acre.

e. Not located within a Coastal Zone, farmland, wetlands (defined by USFW), VHFHSZ unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5 or DTSC pursuant to H&S Code 25356 – unless site has been cleared for residential use, earthquake fault zone, special flood hazard area, regulatory floodway, habitat conservation plan, habitat for protected special status species, conservation easement.

The project site is not located within a coastal zone, farmland, wetlands (as defined by USFW), very high fire hazard severity zone unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5, earthquake fault zone, special flood plain, floodway, habitat conservation plan, habitat for protected special status species, or conservation easement.

f. Not demolishing designated historic resource (designated before preliminary application).

The project site was not identified on SurveyLA, the citywide Historic Resources Database of Los Angeles, as a potential individual resource. Therefore, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

g. No portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).

No portion of the Project shall be used for hotel, motel, or other transient lodging.

PROCEDURAL CRITERIA

a. Tribal Notification/Consultation

The City has met the tribal notification and consultation requirement as evidenced in the case file. This includes the City providing formal notification via certified mail to each California Native American Tribe that is traditionally and culturally affiliated with the project as an invitation to consult on the proposed project, its location, and the project's potential effects on tribal cultural resources. Additionally, this includes adhering to the requisite number of days for a tribe to request consultation and to accept the invitation to consult, and the City to initiate and close consultation.

b. As a condition of approval, the applicant will be required to submit a Phase 1 Environmental Site Assessment (ESA) to identify any potential exposures to hazardous conditions. If necessary, mitigated to current federal and state standards.

A Phase 1 Environmental Site Assessment (ESA), prepared by Partner Engineering and Science Inc., dated April 30, 2012 was submitted into the public administrative record. The ESA did not reveal evidence of recognized environmental conditions in connection with the subject property. The subject property historically appeared to be utilized for agricultural purposes prior to the construction of the existing structure. There is a potential that agriculturally related chemicals: pesticides, herbicides, and fertilizers may have been used and stored on site. The subject property is currently developed with a commercial

building with paved parking areas and landscaped areas. During development activities at the subject property, near surface soils (where residual pesticide concentrations would have most likely been present, if at all) would have been mixed with fill material or disturbed during grading. Also, it is common that engineered fill material was placed over underlying soils as part of the development activities. Furthermore, it is likely that residual pesticides (if any) would have degraded since the subject property was last utilized for agricultural purposes. Therefore, the former agricultural use of the subject property is not expected to represent a significant environmental concern.

Based on the construction date of the subject building, it is possible that asbestos-containing materials (ACMs) are present on the subject property. Overall, suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. Suspect ACMs should be sampled prior to repair, renovation, or demolition activities.

Based on the conclusions of this assessment, Partner recommends the following:

An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs located at the subject property.

As required by Conditions 31, 32, and 33 of this determination, the project is condition to satisfy this recommendation.

c. *Freeway – Additional Conditions of Approval for Projects within 500 feet of a Freeway.*

The subject site is within 500 feet of a freeway and therefore conditions of approval for the freeway proximity requirements will ensure that applicants provide HVAC, filtration, and other related design specifications to Los Angeles Department of Building and Safety (LADBS) to ensure compliance.

PUBLIC HEARING AND COMMUNICATIONS

A public hearing was conducted on the matter by a Hearing Officer on May 16, 2025. A second public hearing was required due to updated environmental analysis, and that second public hearing will be conducted by the City Planning Commission on December 11, 2025.

PUBLIC HEARING – May 16, 2025

The public hearing was held on May 16, 2025 at approximately 10:00 a.m. Due to concerns over COVID-19, the Public Hearing was conducted in a virtual format. The hearing was conducted by the Hearing Officer, Kyle Winston, on behalf of the City Planning Commission in taking testimony for Case No. CPC-2024-5548-DB-PR-HCA and ENV-2024-5549-CE. All interested parties were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The purpose of the hearing was to obtain testimony from affected and/or interested parties regarding this application. Interested parties are also invited to submit written comments regarding the request prior to the hearing. The environmental analysis was among the matters to be considered at the hearing. The hearing notice was mailed on April 22, 2025, published in the newspaper on April 22, 2025 and was posted on-site on May 2, 2025, in accordance with LAMC noticing requirements. The public hearing was attended by the representative (Rodney Khan), the project owner, and approximately ten (10) members from the community.

Applicant Presentation:

The applicant's representative described the site location, project description, requested entitlements, and community outreach, which had been completed.

There were several comments from members of the public, the West of Westwood Home Owners Association council, and the Council Office. Concerns expressed were in relation to potential noise impacts to the medical facility next door, the proposed height and privacy concerns related to the R-1 zoned properties to the rear of the subject site, and perceived impacts to a telecommunication facility on the roof of a neighboring property.

PUBLIC HEARING REQUIRED – December 11, 2025

A second public hearing was required due to updated environmental analysis, and that second public hearing will be conducted by the City Planning Commission on December 11, 2025. The hearing notice was mailed on November 17, 2025, published in the newspaper on November 17, 2025, and was posted on-site on November 26, 2025, in accordance with LAMC noticing requirements.

WRITTEN CORRESPONDENCE

Staff received two letters of support for the project from Council District 5 and the West of Westwood Homeowners Association resident citing the need for additional housing and the applicant's commitment to including the community and addressing their concerns in the design.

Staff received 5 letters citing the concerns mentioned in the public hearing including those in relation to potential noise impacts to the medical facility next door, the proposed height and privacy concerns related to the R-1 zoned properties to the rear of the subject site, and perceived impacts to a telecommunication facility on the roof of a neighboring property.

2930 SEPULVEDA BLVD.

DENSITY BONUS HOUSING PROJECT

REVISION 2 (WOW HOA COMMENTS)

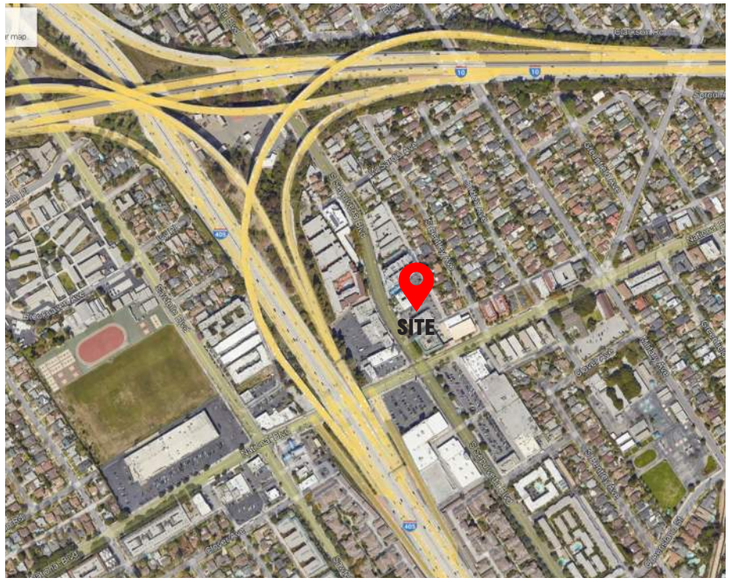
December 3rd, 2024

TCA ARCHITECTS

PROJECT DESCRIPTION

The proposed project is situated on a 25,756 SF site on Sepulvda Blvd., near the intersection with National Blvd. The site is bounded by Sepulveda Blvd & 2 alleys on the south & east ends. The current site is occupied by an unoccupied bank and surface parking lot. There is a utility easement to the south and dedication along Sepulveda Blvd. The site has split zoning, C2 - 1VL to the west and R4 P1 to the east. The proposed project is a 6-story podium building consisting of 77 units and supporting spaces. Project density will be acheived using density bonus incentives and waivers. 84 Parking stalls will be located between basement level and ground level. Vehicular access will exist along the south alley, comprised of 2 seperate entrances for the basement and ground level parking. Residential amenities include a landscaped courtyard, fitness room and a sky deck with outdoor lounge & BBQ. The double height fintness room will have direct adjacency to courtyard.

VICINITY MAP



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PROJECT TEAM

OWNER:

KARECO
1211 Cortez Drive
Glendale, CA. 91207
Contact: George Garikian

P: 818.634.2161
george.g@karecoinc.com

ARCHITECT:

TCA Architects
801 S. Grand Ave., Suite 1020
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amovsesyan@tca-arch.com

LANDSCAPE ARCHITECT:

TGP, Inc.
3145 1/2 Brookhill St.
La Crescenta, CA. 91214
Contact: Nanda Raghunathan

P: 818.797.5914
www.tgpinc.net
nandar@tgpinc.net

ZONING

EXISTING	C2-1VL (FRONT) / R4P-1 (REAR)
PROPOSED	C2-1VL (FRONT) / R4P-1 (REAR)

DENSITY BONUS INCENTIVE/WAIVER REQUESTS/OFF-MENU INCENTIVES

FLOOR AREA	On-menu incentive to permit an increase in floor area by 35% to 77,972 SF
SITE AVERAGING	On-menu incentive to average density, floor area, vehicular access, and parking across zones.
REAR YARD SETBACK REDUCTION	Off-menu incentive to permit rear yard reduction from 18' to 5' (Setback to measured from centerline of alley)
TRANSITIONAL HEIGHT	Waiver to remove transitional height at C2-1VL zone only
BUILDING HEIGHT INCREASE (FEET)	Waiver to increase zoning height from 45' to 71' (26' increase) at C2-1VL zone only

DEDICATION

DEDICATION	5' dedication along Sepulveda

LOT AREA

Site Area - Pre Decication	25,756 SF
Site Area- Post Dedication	25,106 SF
Site Area- For Density Calc. (Includes 1/2 Alleys)	29,210 SF

(**25,756 SF** *Pre Decication Site Area* + **3,454 SF** *1/2 Alley Area*)

ZONE	**SITE AREA FOR DENSITY CALCULATIONS**		**BUILDABLE AREA FOR F.A.R. CALCULATIONS**	
	SF	**AC**	**SF**	**AC**
C2-1VL (FRONT)	13,007 SF	0.30 AC	13,007 SF	0.30 AC
R4P-1 (REAR)	12,749 SF	0.29 AC	11,845 SF	0.27 AC
TOTAL	**25,756 SF**	**0.59 AC**	**24,852 SF**	**0.57 AC**

SETBACKS / EASEMENTS

ZONE	**Base**	**Density Bonus**	
C2-1VL (FRONT)			
Front (Sepulveda Blvd.)	0'	0'	
Rear	No Rear Yard	No Rear Yard	
Side (South PL)	0'	0'	
Side (North PL)	0'	0'	
R4P-1 (REAR)			
Front (Leland)	No Front Yard	No Front Yard	
Rear (East Alley) (Taken from centerline of alley)	18'	5' *	*Project requests 13' rear yard reduction waiver
Side (South PL)	7'	7'	
Side (North PL)	7'	7'	

DENSITY

PERMITTED			
C2-1VL		400 SF/DU*	*Using incentive to average C2-1VL & R4-P1 zones
R4-P1		400 SF/DU*	
SITE AREA - PRE DEDICATION	25,756 SF		
SITE AREA - PRE DEDICATION W/ 1/2 ALLEYS	29,210 SF		
DENSITY CALCULATION	29,210 SF / (400 SF/DU)	**73**	
DENSITY CALCULATION W/ DENSITY BONUS	73 units x 1.35*	**99**	*Using 35% Density Bonus
PROPOSED	**Unit Type**	**# of Units**	
	Studio	10	
	1-Bed	53	
	2-Bed	14	
TOTAL NEW UNITS PROPOSED		**77**	
AFFORDABLE UNITS PROVIDED	16% VLI of base DU	**12 VLI Units**	

FLOOR AREA

PERMITTED			**PERMITTED AREA W/ 35% DENSITY BONUS**	
	BASE	**BASE**		
C2-1VL (FRONT)	1.5	19,511 SF	26,339 SF	
R4P-1 (REAR)	3	35,535 SF	47,972 SF	
		55,046 SF	**74,311 SF**	*Using 35% Density Bonus
PERMITTED AREA W/ DENSITY BONUS	55,046 SF x 1.35*	**74,311 SF**		
PROPOSED		**Total SF**		
NEW RESIDENTIAL		74,282 SF		

Per Ordinance 179681 : (8)

Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access. A Housing Development Project that is located on two or more contiguous parcels **may average the floor area**, density, open space and parking over the project site, and permit vehicular access from a less restrictive zone to a more restrictive zone

BUILDING HEIGHT

	C2-1VL (FRONT)	**R4P-1 (REAR)**
PERMITTED	45'	Unlimited
PROPOSED HEIGHT AFTER WAIVER	***71'**	**Unlimited**

*Waiver to increase zoning height from 45' to 71' (26' increase) at C2-1VL zone only

3. Roof Structures and Equipment. (Amended by Ord. No. 182,110, Eff. 5/29/12.) Chimney, exhaust ducts, solar water heaters, or any roof structure housing stairways, elevators or ventilation fans may also exceed the building height limit by up to five feet, but are not required to provide a setback from the perimeter of the roof. Where height is limited to forty-five (45) feet, roof structures for the housing of **elevators and stairways may exceed the building height limit by up to ten (10) feet in height.**

OPEN SPACE Per LAMC 12.21 G

REQUIRED*	**Habitable Rooms**	**Square Feet**	**Total Required**
< 3 Habitable rooms	63	100 SF	6,300 SF
= 3 Habitable rooms	14	125 SF	1,750 SF
> 3 Habitable rooms	0	175 SF	0 SF
			8,050 SF

*For the purposes of applying the Open Space requirements, a kitchen is not considered a habitable room.

Required Minimun Common Open Space	Minimum of 50% of Total Open Space		**4,025 SF**
Required Minimum Landscaped Open Space	Minimum of 25% of Common Open Space must be Landscaped		**1,006 SF**
Maximum Allowable Covered Open Space	Amenities (max 25% of required open space)		**2,013 SF**
PROPOSED	Private Balconies	3,250 SF	
	Courtyard	2,381 SF	
	Sky Deck	964 SF	
	Covered Amenities (25% of required OS)	2,013 SF	
Common Open Space		**8,608 SF**	

BICYCLE

REQUIRED

RESIDENTIAL BICYCLE PARKING PER LAMC 12.21 A.16

Units	**Short Term**		**Long Term**	
77	**Rate**	**Required**	**Rate**	**Required**
1 - 25	1 / 10	2.5	1 / 1	25
26 - 100	1 / 15	3.47	1 / 1.5	34.67
*Fractions Rounded Up		6		60

Per Section 16.6.B, Fractions. When the application of these regulations results in the requirement of a fractional bicycle space, any fraction up to and including one-half may be disregarded, and any fraction over one-half shall be construed as required one bicycle parking space.

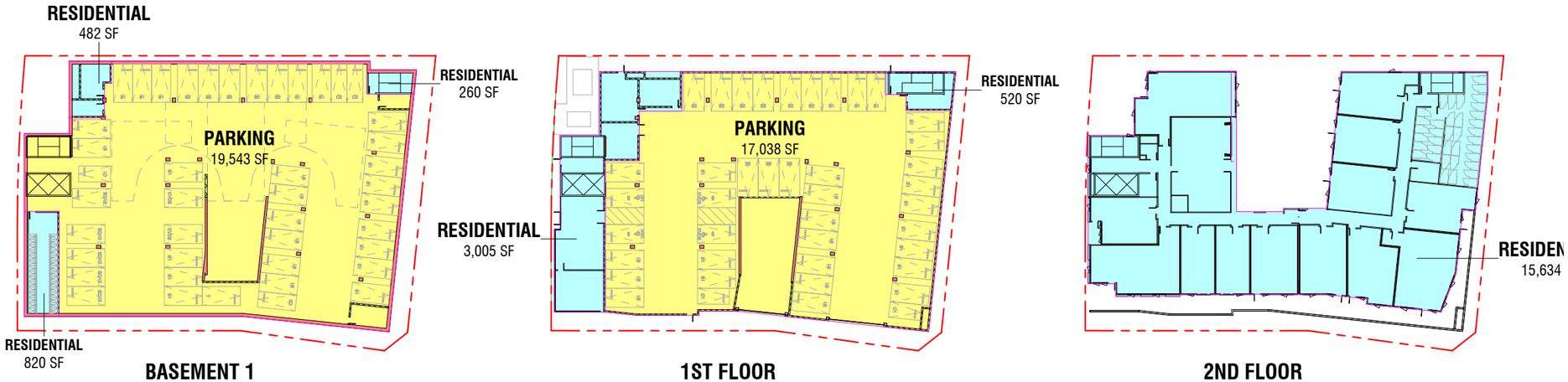
PROPOSED	**Total**
Short Term - Residential	6
Long Term - Residential	60

VEHICULAR PARKING

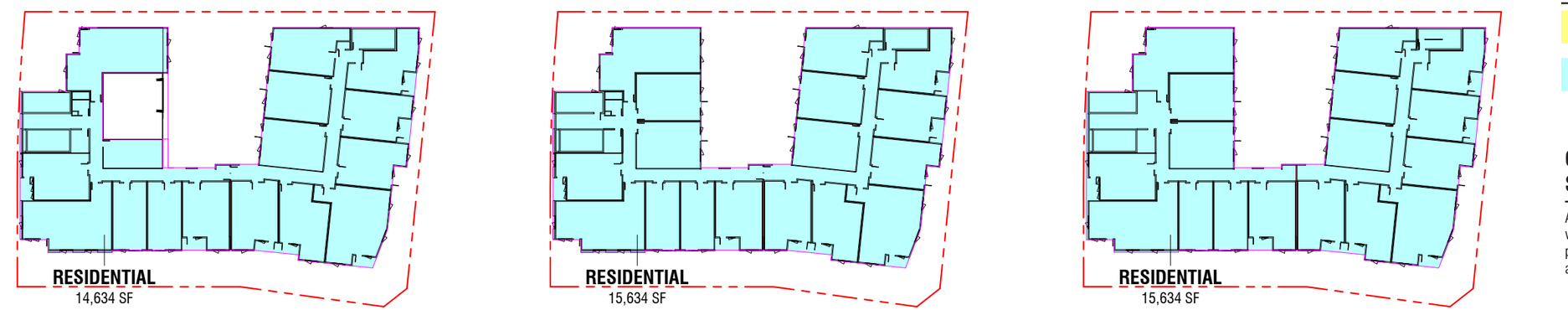
REQUIRED	**Unit Type**	**# of Units**	**Stalls/Unit**	**Required**
Residential	Studio	10	1.0	10
**Per Density Bonus AB No. 2345	1-Bed	53	1.0	53
	2-Bed	14	1.5	21
Total Residential		**77**		**84**
PROPOSED				
Residential	Standard	77 STALLS	EV Capable - 5%	5
	Compact	6 STALLS	EV Ready - 25%	21
	Tandem	1 STALLS	EV Chargers - 10%	9
	Total Residential	**84 STALLS**		
Total		**84 STALLS**	*TOTAL COUNTS CURRENTLY INCLUDE EVCS STALLS	

**Per Assembly Bill No. 2345 dated September 28, 2020 :

(p) (1) Except as provided in paragraphs (2), (3), and (4), upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests, of a development meeting the criteria of subdivisions (b) and (c), that exceeds the following ratios:
(A) Zero to one bedroom: one onsite parking space.
(B) Two to three bedrooms: one and one-half onsite parking spaces.
(C) Four and more bedrooms: two and one-half parking spaces.



GROSS FLOOR AREA SUMMARY	
LEVEL	AREA
BASEMENT - PARKING	19,543 SF
BASEMENT - RESIDENTIAL	1,562 SF
Level 1 - PARKING	17,038 SF
LEVEL 1 - RESIDENTIAL	3,525 SF
LEVEL 2	15,634 SF
LEVEL 3	14,634 SF
LEVEL 4	15,634 SF
LEVEL 5	15,634 SF
LEVEL 6	14,673 SF
TOTAL	117,877 SF



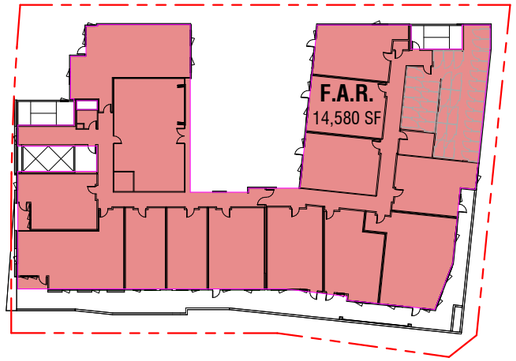
LEGEND

- PARKING AREA
- RESIDENTIAL AREA

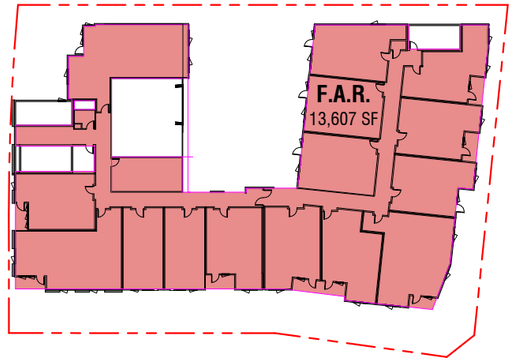
CALIFORNIA BUILDING CODE (2022) SECTION 202 - DEFINITION:

AREA, BUILDING - The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

1ST FLOOR



2ND FLOOR



3RD FLOOR

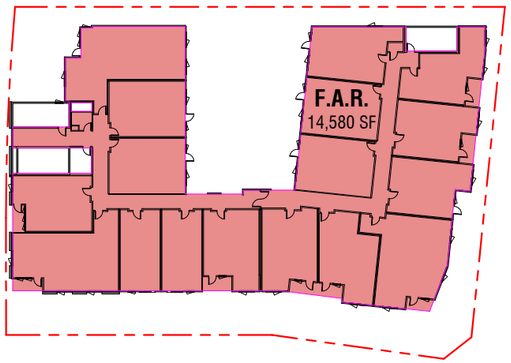
FAR SUMMARY	
LEVEL	**AREA**
LEVEL 1	1,894 SF
LEVEL 2	14,872 SF
LEVEL 3	13,879 SF
LEVEL 4	14,872 SF
LEVEL 5	14,872 SF
LEVEL 6	13,893 SF
TOTAL	**74,282 SF**

LEGEND

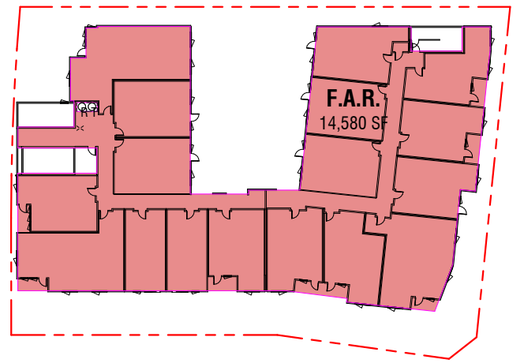
FLOOR AREA

ZONING CODE, FAR DEFINITION

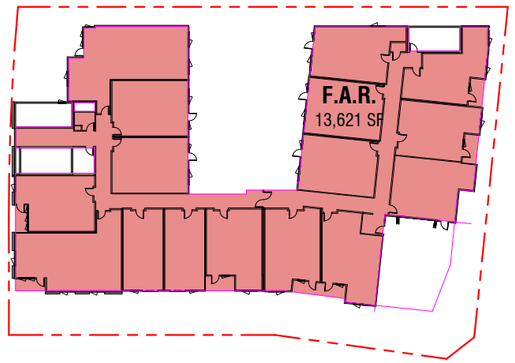
ZONING CODE, FLOOR AREA IS THAT AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE.



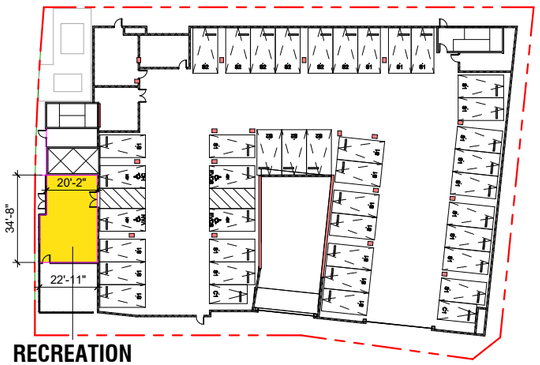
4TH FLOOR



5TH FLOOR



6TH FLOOR



RECREATION ROOM
745 SF

1ST FLOOR

RECREATION ROOM
656 SF

COURTYARD
2,381 SF

PRIVATE OPEN SPACE
50 SF

2ND FLOOR

PRIVATE OPEN SPACE
50 SF

3RD FLOOR

OPEN SPACE SUMMARY	
LEVEL	**AREA**
COMMON OPEN SPACE - EXTERIOR	
LEVEL 2	2,381 SF
LEVEL 6	964 SF
SUBTOTAL	***3,345 SF***
COMMON OPEN SPACE - INTERIOR	
LEVEL 1	745 SF
LEVEL 2	656 SF
LEVEL 6	612 SF
SUBTOTAL	***2,013 SF***
PRIVATE OPEN SPACE	
LEVEL 2	650 SF
LEVEL 3	650 SF
LEVEL 4	750 SF
LEVEL 5	750 SF
LEVEL 6	650 SF
SUBTOTAL	***3,450 SF***
TOTAL	**8,808 SF**

PRIVATE OPEN SPACE
50 SF

4TH FLOOR

PRIVATE OPEN SPACE
50 SF

5TH FLOOR

RECREATION ROOM
612 SF

SKY DECK
964 SF

6TH FLOOR

LEGEND

- INDOOR AMENITY AREA (600 SF. MIN.)
- COMMON OUTDOOR OPEN SPACE (MIN. 15' DIM., 400 SF. MIN.)
- COMMON OUTDOOR OPEN SPACE - SKY DECK (MIN. 15' DIM., 400 SF. MIN.)
- PRIVATE OUTDOOR OPEN SPACE (MIN. 6' DIM., 50 SF./UNIT)

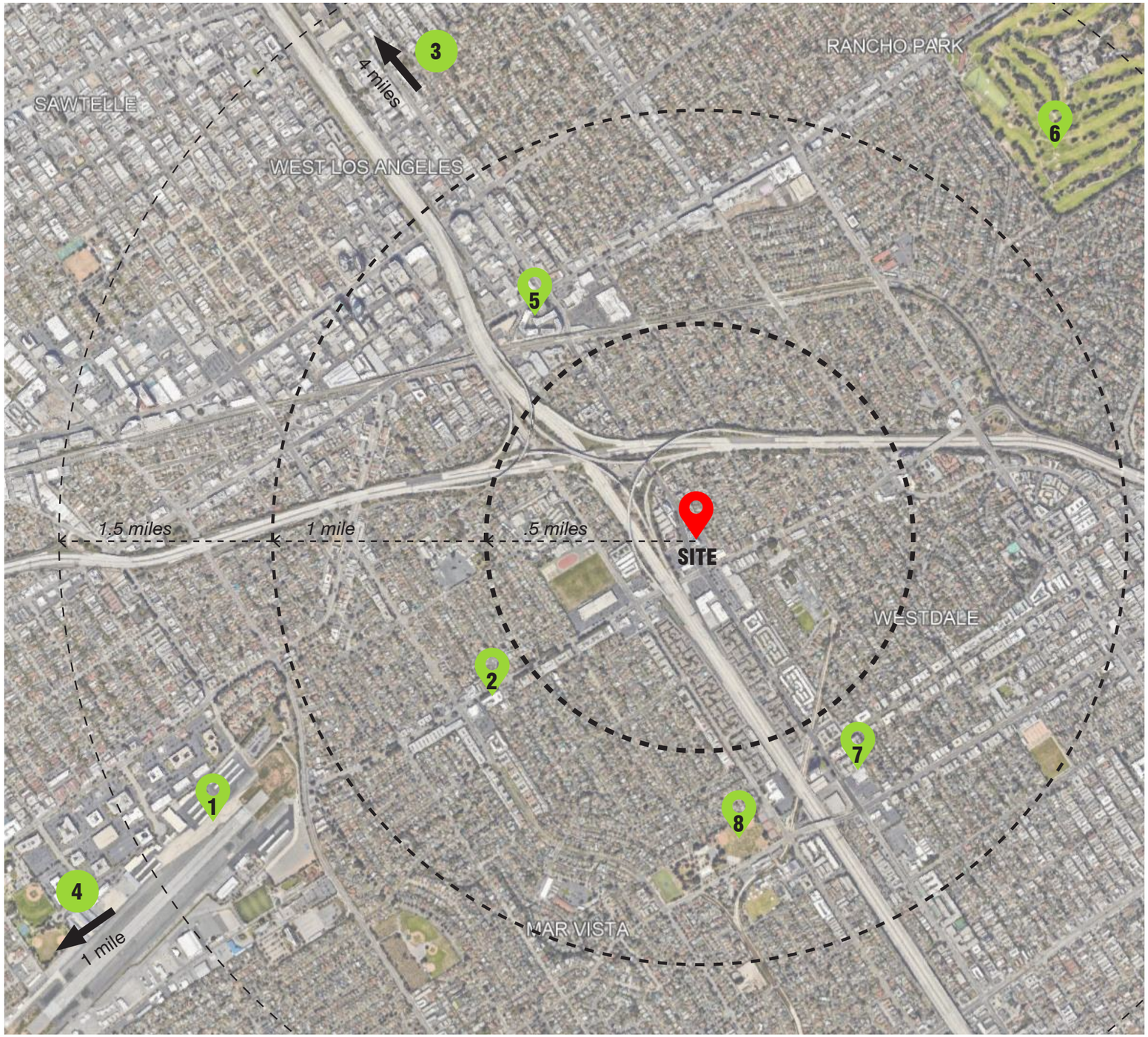
Recreation rooms at least 600 square feet in area for a development of 16 or more dwelling units, or at least 400 square feet in area for a development of fewer than 16 dwelling units, may qualify as common open space, but shall not qualify for more than 25 percent of the total required usable open space. (3) a minimum of 25 percent of the common open space area shall be planted with ground cover, shrubs or trees. At least one 24-inch box tree for every four dwelling units shall be provided on the site and may include street trees in the parkway. For a surface area not located directly on finished grade that is used for common open space, and located at ground level or the first habitable room level, shrubs and/or trees shall be contained within permanent planters at least 30-inches in depth, and lawn or ground cover shall be at least 12-inches in depth. All required landscaped areas shall be equipped with an automatic irrigation system and be properly drained.

1. SANTA MONICA AIRPORT

2. WHOLE FOODS

3. UCLA

4. SANTA MONICA COLLEGE



5. LINEA APPARTMENTS

6. CHEVIOT HILLS RECREATION CENTER

7. TRADER JOE'S

8. MAR VISTA RECREATION CENTER

2930 SEPULVEDA BLVD.
LOS ANGELES, CA.
TCA # 2022-094

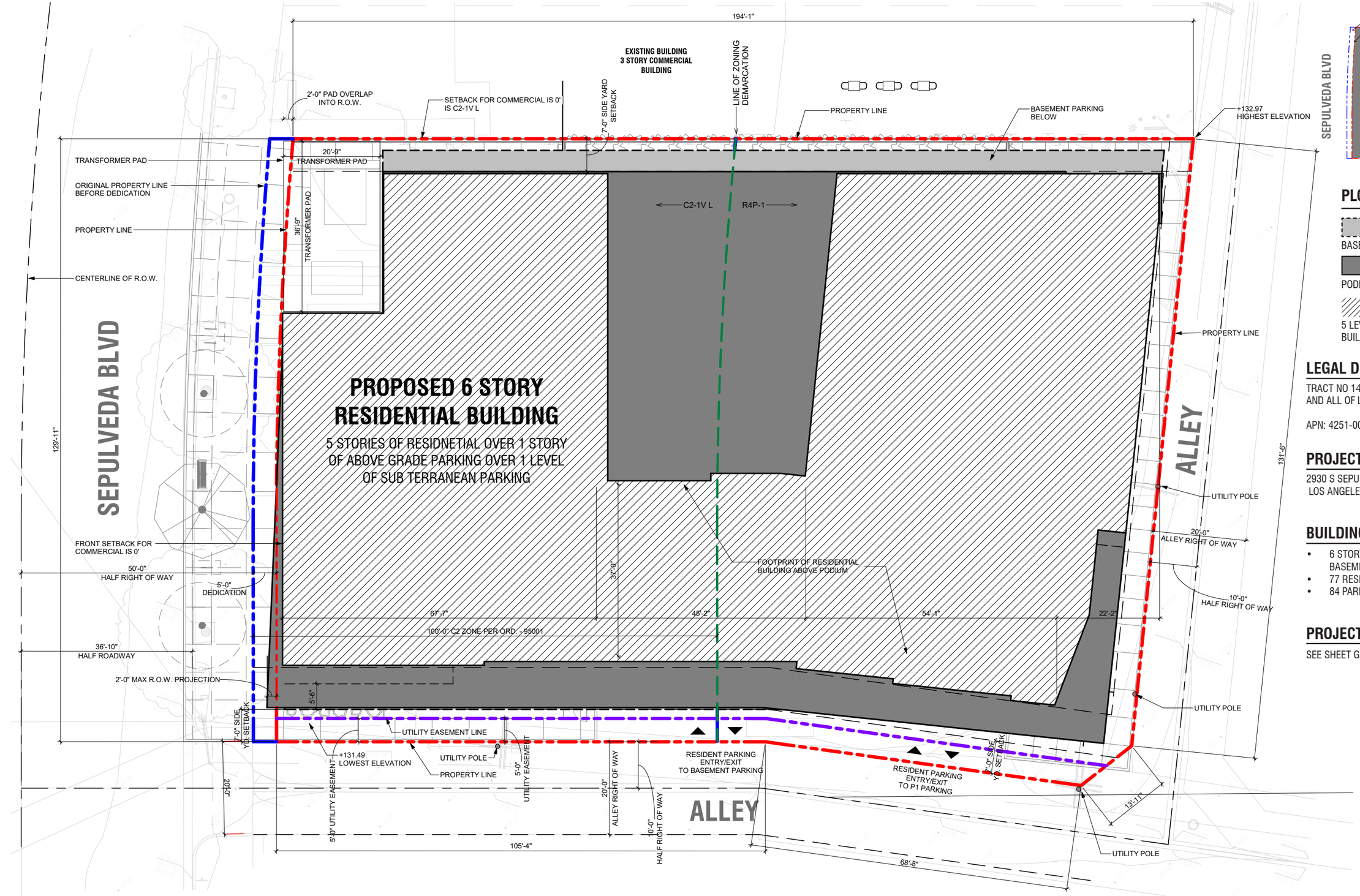
TCA ARCHITECTS

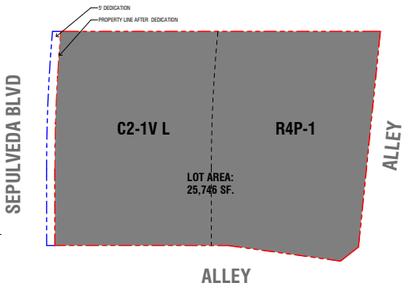
KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

SITE CONTEXT MAP

G-1.6





PLOT PLAN BUILDING LEGEND

BASEMENT PARKING

PODIUM (LOBBY/PARKING)

5 LEVEL RESIDETIAL
BUILDING ABOVE PODIUM

LEGAL DESCRIPTION

TRACT NO 14252 SE 24 FT MEASURED ON SW LINE OF LOT 37 AND ALL OF LOTS 38 AND LOT 39

APN: 4251-003-032

PROJECT ADDRESS

2930 S SEPULVEDA BLVD.
LOS ANGELES CA 90064

BUILDING DESCRIPTION

- 6 STORY MULTI-FAMILY RESIDENTIAL BUILDING OVER 1 BASEMENT LEVEL OF PARKING
- 77 RESIDENTIAL UNITS
- 84 PARKING STALLS

PROJECT SUMMARY

SEE SHEET G1.2 FOR PROJECT SUMMARY

2930 SEPULVEDA BLVD.
LOS ANGELES, CA.
TCA # 2022-094

TCA ARCHITECTS

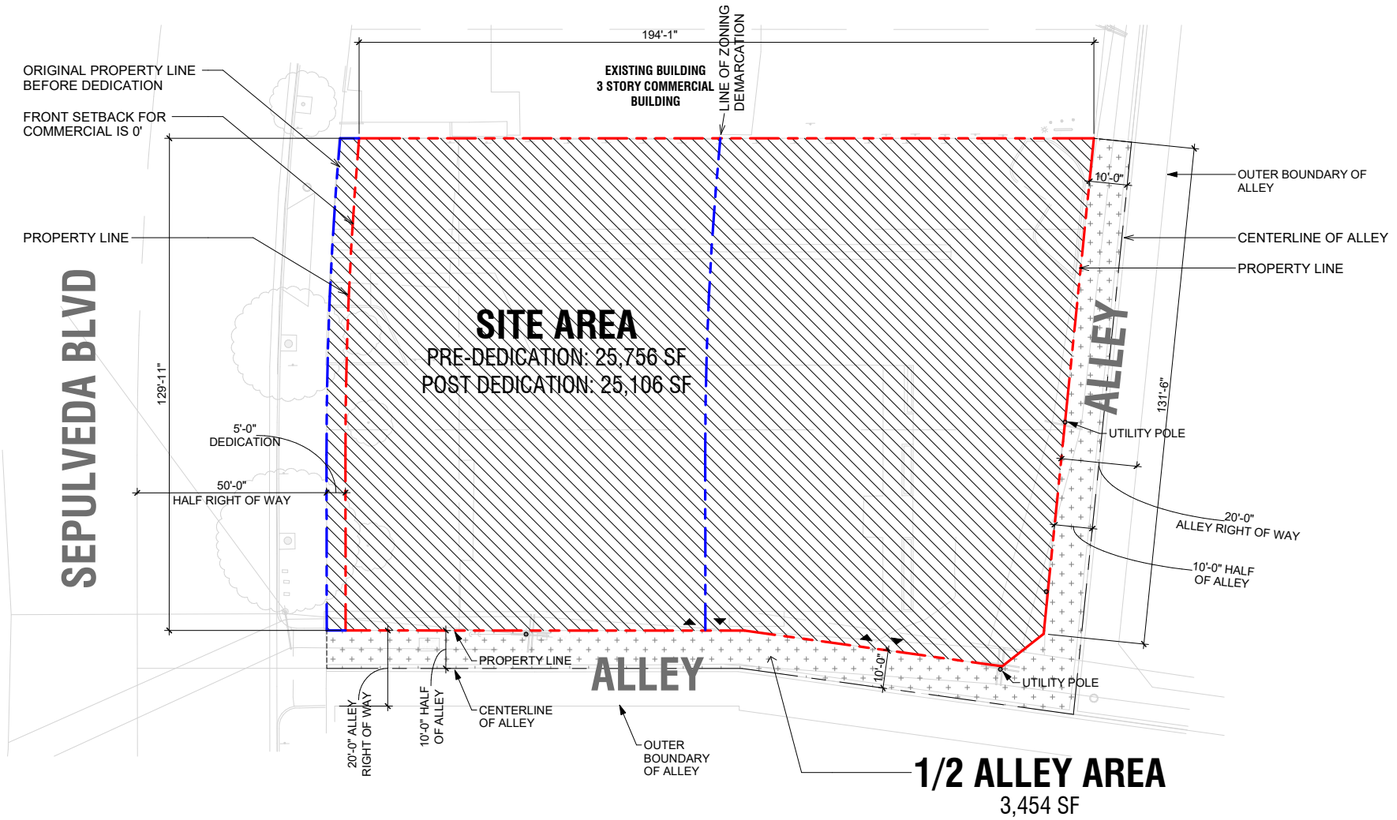
KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

0' 10' 20' 40'

PLOT PLAN

G-1.7



LOT AREA		
Site Area - Pre Decication	25,756 SF	
Site Area- Post Dedication	25,106 SF	
Site Area- For Density Calc. (Includes 1/2 Alleys)	29,210 SF	
	(**25,756 SF** *Pre Dedication Site Area* + **3,454 SF** *1/2 Alley Area*)	
	SITE AREA FOR DENSITY CALCULATIONS	
ZONE	**SF**	**AC**
C2-1VL (FRONT)	13,007 SF	0.30 AC
R4P-1 (REAR)	12,749 SF	0.29 AC
TOTAL	**25,756 SF**	**0.59 AC**

Site Area for Density calculations

Pre Dedication Site Area + 1/2 Alley Area
25,756 SF + 3,454 SF = **29,210 SF**

RECYCLING NOTES

RECYCLING NOTES FROM SECTIONS 12.21.A19.(c)(4) THROUGH (12)(IV)

1. TO ENCOURAGE ACTIVE PARTICIPATION IN RECYCLING TO THE MAXIMUM EXTENT POSSIBLE, EACH PROPERTY OWNER, MANAGER, OR LESSEE SHALL INFORM ALL TENANTS AND/OR EMPLOYEES LIVING OR WORKING ON THE PROPERTY OF THE AVAILABILITY AND LOCATION OF THE RECYCLING AREA(S) OR ROOM(S), THE TYPES OF MATERIALS THAT ARE COLLECTED FOR RECYCLING, THAT THE RECYCLING COLLECTION FACILITIES ARE LOCATED ON THE PROPERTY PURSUANT TO THE STATE LAW REQUIRING THE DIVERSION OF A SUBSTANTIAL PORTION OF SOLID WASTER;

2. EACH PROPERTY OWNER OR LESSEE SHALL CONTRACT WITH A RECYCLE OR HAULER FOR THE PICK-UP OF RECYCLABLE MATERIALS, SEPARATE FROM TRASH COLLECTION, WHEN RECEPTACLES ARE FULL OR EVERY WEEK, WHICHEVER OCCURS FIRST;

3. NO TOXIC OR HAZARDOUS MATERIAL SHALL BE STORED IN RECYCLING AREAS OR ROOMS RECYCLING OR RECEPTACLES;

4. ALL RECYCLABLE MATERIALS SHALL BE PLACED OR STORED IN RECYCLING RECEPTACLES. PAPER PRODUCTS AND OTHER LIGHTWEIGHT MATERIALS SHALL BE IMMEDIATELY PLACED INTO COVERED RECYCLING RECEPTACLES WHEN THEY ARE DROPPED OFF;

5. ON A DAILY BASIS THE RECYCLING AREA OR ROOM SHALL BE KEPT FREE OF LITTER, DEBRIS, SPILLAGE, BUGS, RODENTS, ODORS, AND OTHER SIMILAR UNDESIRABLE HAZARDS;

6. THE RECYCLING AREA OR ROOM SHALL BE CLEARLY IDENTIFIED BY ONE OR MORE SIGNS DESIGNATING IT FOR RELYING COLLECTION AND LOADING;

7. THE RECYCLING AREA OR ROOM SHALL BE AVAILABLE FOR USE BY PERSONS RESIDING OR EMPLOYED ON THE PROPERTY, BUT SHALL BE KEPT SECURED FROM UNAUTHORIZED ENTRY BY THE GENERAL PUBLIC;

8. RECYCLING AREAS OR ROOMS SHALL NOT DIMINISH THE REQUIRED NUMBER OF PARKING SPACES OR IMPAIR TRAFFIC FLOW;

9. RECYCLING AREAS OR ROOMS SHALL BE PLACED ALONGSIDE OF TRASH AREAS OR ROOMS WHEREVER POSSIBLE AND SHALL COMPLY WITH THE FOLLOWING ; (AMENDED BY ORD. NO. 181,227, EFF. 9/1/10.)

A. RECYCLING ROOMS SHALL COMPLY WITH SECTION 91.6102 OF THIS CODE AND MUST BE QUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PURSUANT TO SECTION 57.304.2.2 OF THIS CODE.
B. OUTDOOR RECYCLING AREAS IN COMMERCIAL, INDUSTRIAL, OR PUBLIC FACILITIES, OR RESIDENTIAL BUILDINGS HAVING FOUR OR MORE LIVING UNITS SHALL BE CONFINED TO THE REAR ONE-HALF OF THE LOT AND SHALL NOT EXCEED AN AREA OF 300 SQUARE FEET.

C. OUTDOOR RECYCLING AREAS SHALL BE COMPLETELY ENCLOSED BY AN EIGHT-FOOT WALL OR CHAIN LINK FENCE WITH WOODEN SLATES, CONCRETE BLOCK, OR SIMILAR CONSTRUCTION (ENCLOSURE) WITH GATES OF THE SAME HEIGHT. NO MATERIAL SHALL EXCEED THE HEIGHT OF THE WALL OR FENCE. THE ENCLOSURE SHALL BE CONSTRUCTED WITH A CONCRETE ENCLOSURE. THE ENCLOSURE SHALL BE SECURED BY A LOCKING GATE.

D. PURSUANT TO SECTION 57.304.2.2 OF THE CODE, OUTDOOR RECYCLING AREAS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY BUILDING OR BUILDING OPENING EXCEPT WHEN LOCATED ADJACENT TO A MINIMUM ONE-HOUR WALL AND A MINIMUM OF 10 FEET FROM ANY BUILDING OPENING.

LONG-TERM BIKE STORAGE

(e) Design Standards.
(1) Dimensions.
(i) Each bicycle parking space shall be a minimum 6 feet (72 inches) in length.
(a) Vertical Storage. Long-term bicycle parking may be mounted so that the bicycle is stored vertically. Such devices that hold the bicycle by the wheel shall be designed to support the bicycle without damaging the wheels. Vertically installed bicycle parking shall be a minimum of 4 feet (48 inches) deep and 6 feet (72 inches) in height.

(A) Individual racks installed beside each other within bicycle rooms or bicycle cages that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center.

SHORT-TERM BIKE STORAGE

(C) HORIZONTAL STORAGE. WHERE BICYCLES ARE STORED HORIZONTALLY, DEVICES THAT HOLD THE BICYCLE UPRIGHT BY WHEEL CONTACT SHALL HOLD AT LEAST 180 DEGREES OF WHEEL ARC.

(ii) SHORT-TERM BICYCLE PARKING SPACES SHALL BE A MINIMUM OF 2 FEET (24 INCHES) WIDE.

(a) INDIVIDUAL RACKS INSTALLED BESIDE EACH OTHER THAT ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE DRACK SHALL BE SPACED A MINIMUM OF 30 INCHES ON CENTER.

(B) RACKS INSTALLED PARALLEL TO WALLS SHALL BE A MINIMUM OF 30 INCHES FROM THE WALL, EXCEPT THAT BICYCLE PARKING SPACES PROVIDING A TRAY OR CHANNEL FOR INSERTION OF BICYCLE WHEELS MAY BE PLACED A MINIMUM OF 30 INCHES FROM THE WALL, OR 14 INCHES FROM THE WALL IF SUCH SPACES ARE ON THE UPPER LEVEL OF A STACKED, TWO-TIER RACK.

BIKE RACKS

VR2 Offset®

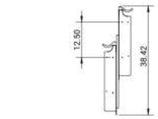
VERTICAL BIKE PARKING RACKS

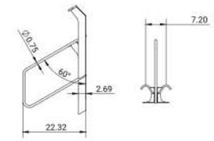
The VR2 Offset is our flagship lockable vertical parking rack. By staggering the wheel holders we created a high density vertical rack without sacrificing usability for the end user. Ground Control's best feature on this rack is the wheel ramp. It assists in the lifting and hanging of bicycles, simply set the bike's front tire on the ramp and roll it up and hook it on. The VR2's high density and end user features makes it the go to choice for architects all over the country. Check out our new bike room builder tool and layout a bike room in seconds.

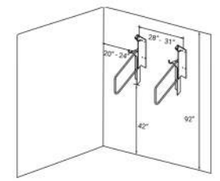
GROUND CONTROL SYSTEMS®
Micromobility Parking Solutions

708 Alhambra Blvd., Sacramento, CA 95816 www.groundcontrolsystems.com 800-630-7225

GROUND CONTROL SYSTEMS®
Micromobility Parking Solutions







Offset® Vertical Bike Rack
Cut Sheet & Quick Specifications

MATERIALS & FEATURES

- 2 bicycles secured - long term or short term parking solution
- ASTM A36 Steel for all structural plate **(standard)**
- ¾" Solid Steel Rod
- Polyvinyl protective sleeve

FINISH

DuraPlas® black thermoplastic coating

MOUNTING OPTIONS

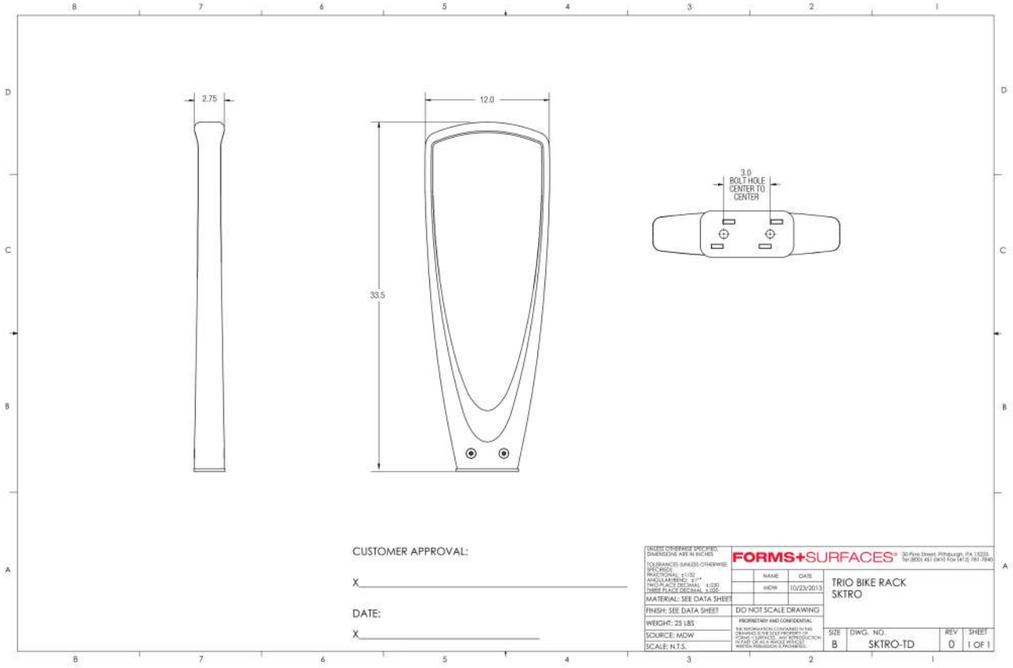
- ☐ Wall Mount
  Each Offset Vertical Bike Rack mounts to concrete masonry walls and wooden ledger boards
- ☐ Staging Systems
  Staging systems available. See Side Stage™ and Center Stage™ product pages for additional info.
- ☐ Rail Wall Mount
  May require Unistrut™ rails for wood studded wall mounting, call for details.

SPACE USE RECOMMENDATIONS

Distance from ground to lowest mounting edge: 42"
Ceiling height: Minimum 92" **(no obstructions)**
Side wall to rack center:
Minimum 20", recommended 24"
Distance between racks center to center:
Minimum 28", recommended 31"

*Please contact us for additional information on Offset as a long-term parking solution.

708 Alhambra Blvd., Sacramento, CA 95816 | www.groundcontrolsystems.com | 800-630-7225 | For layout, ordinance or planning assistance, please contact our planning team @ 800-630-7225 | Visit CoCreAgure™ groundcontrolsystems.com/cocreagure to build parking layouts and download editable PDFs



2930 SEPULVEDA BLVD.
LOS ANGELES, CA.
TCA # 2022-094

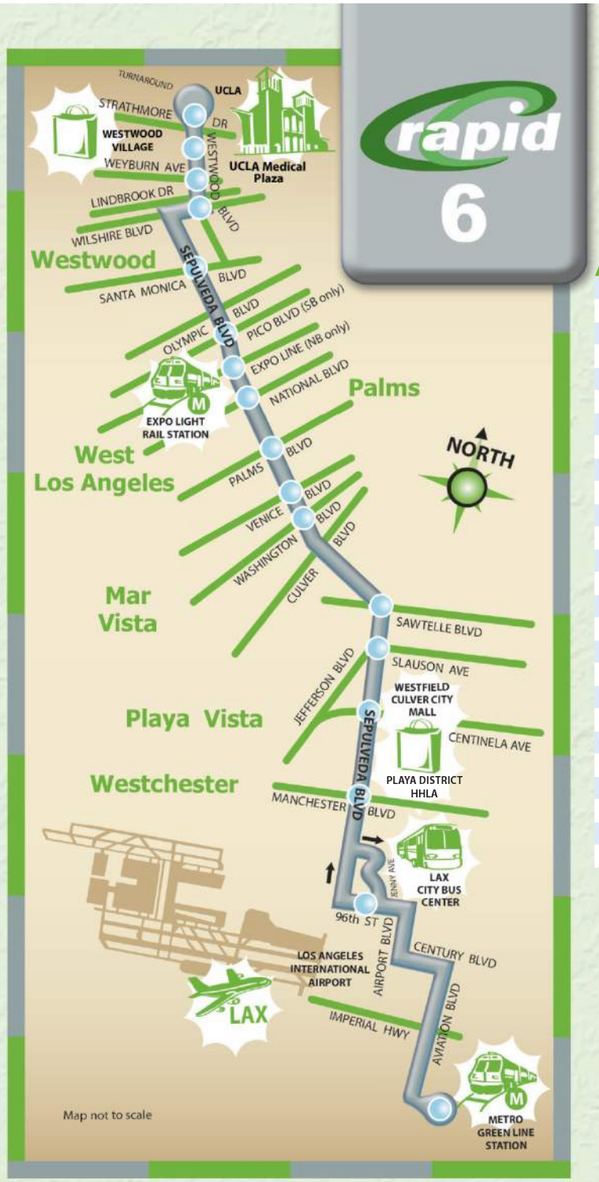
TCA ARCHITECTS

KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

BICYCLE PARKING / RECYCLING EXHIBIT

G-1.9



rapid 6
Peak Hour Service
Servicio de Horas Pico

NORTHBOUND					
Green Line Station	LAX Transit Center	Sepulveda & Playa	Sepulveda & Washington	Sepulveda & Expo Line	UCLA Gateway Plaza
6:21AM	6:29AM	6:41AM	6:46AM	6:54AM	7:11AM
6:47	6:55	7:07	7:12	7:20	7:37
7:07	7:15	7:30	7:37	7:46	8:08
7:32	7:40	7:59	8:06	8:15	8:38
7:45	7:53	8:12	8:19	8:28	8:51
8:03	8:11	8:28	8:35	8:44	9:07
8:32	8:40	8:54	9:00	9:09	9:31
9:03	9:11	9:24	9:30	9:39	9:59
9:42	9:50	10:03	10:09	10:18	10:38
10:28	10:36	10:49	10:55	11:04	11:24
11:17	11:25	11:38	11:44	11:53	**12:13PM**
12:02PM	**12:10PM**	**12:23PM**	**12:29PM**	**12:38PM**	**12:58**
12:45	**12:53**	**1:06**	**1:12**	**1:21**	**1:41**
1:39	**1:47**	**2:00**	**2:06**	**2:15**	**2:35**
2:07	**2:15**	**2:28**	**2:34**	**2:43**	**3:04**
2:24	**2:32**	**2:45**	**2:51**	**3:00**	**3:21**
2:43	**2:51**	**3:04**	**3:12**	**3:21**	**3:42**
3:01	**3:09**	**3:22**	**3:31**	**3:40**	**4:01**
3:20	**3:28**	**3:41**	**3:49**	**3:58**	**4:19**
3:58	**4:06**	**4:19**	**4:25**	**4:34**	**4:55**
4:21	**4:29**	**4:42**	**4:48**	**4:57**	**5:18**
4:52	**5:00**	**5:13**	**5:19**	**5:28**	**5:49**
5:11	**5:19**	**5:32**	**5:40**	**5:49**	**6:10**
5:31	**5:39**	**5:52**	**6:01**	**6:10**	**6:31**
5:49	**5:57**	**6:10**	**6:17**	**6:25**	**6:46**
–	–	–	–	–	–

SOUTHBOUND					
UCLA Gateway Plaza	Sepulveda & Pico (Expo Line)	Sepulveda & Washington	Sepulveda & Slauson	LAX Transit Center	Green Line Station
7:21AM	7:33AM	7:42AM	7:48AM	8:00AM	8:15AM
7:48	8:00	8:09	8:15	8:27	8:42
8:18	8:30	8:39	8:45	8:57	9:12
9:16	9:28	9:37	9:43	9:55	10:10
10:07	10:19	10:28	10:34	10:46	11:01
10:52	11:04	11:13	11:19	11:31	11:46
11:38	11:50	11:59	**12:05PM**	**12:17PM**	**12:32PM**
12:23PM	**12:41PM**	**12:50PM**	**12:57**	**1:11**	**1:26**
12:51	**1:09**	**1:18**	**1:25**	**1:39**	**1:54**
1:08	**1:26**	**1:35**	**1:42**	**1:56**	**2:11**
1:27	**1:45**	**1:54**	**2:01**	**2:15**	**2:30**
1:45	**2:03**	**2:12**	**2:19**	**2:33**	**2:48**
2:03	**2:22**	**2:31**	**2:38**	**2:52**	**3:07**
2:39	**2:58**	**3:09**	**3:16**	**3:30**	**3:45**
2:57	**3:16**	**3:30**	**3:37**	**3:51**	**4:06**
3:27	**3:48**	**4:02**	**4:09**	**4:23**	**4:39**
3:43	**4:04**	**4:18**	**4:28**	**4:42**	**4:58**
4:02	**4:23**	**4:37**	**4:47**	**5:02**	**5:18**
4:20	**4:41**	**4:55**	**5:05**	**5:20**	**5:36**
4:38	**4:59**	**5:13**	**5:24**	**5:39**	**5:55**
5:13	**5:34**	**5:48**	**6:00**	**6:15**	**6:31**
5:31	**5:51**	**6:05**	**6:13**	**6:27**	**6:43**
6:07	**6:26**	**6:37**	**6:44**	**6:56**	**7:11**
6:24	**6:41**	**6:51**	**6:58**	**7:10**	**7:25**
6:39	**6:55**	**7:04**	**7:11**	**7:23**	**7:38**
6:56	**7:12**	**7:21**	**7:28**	**7:40**	**7:55**

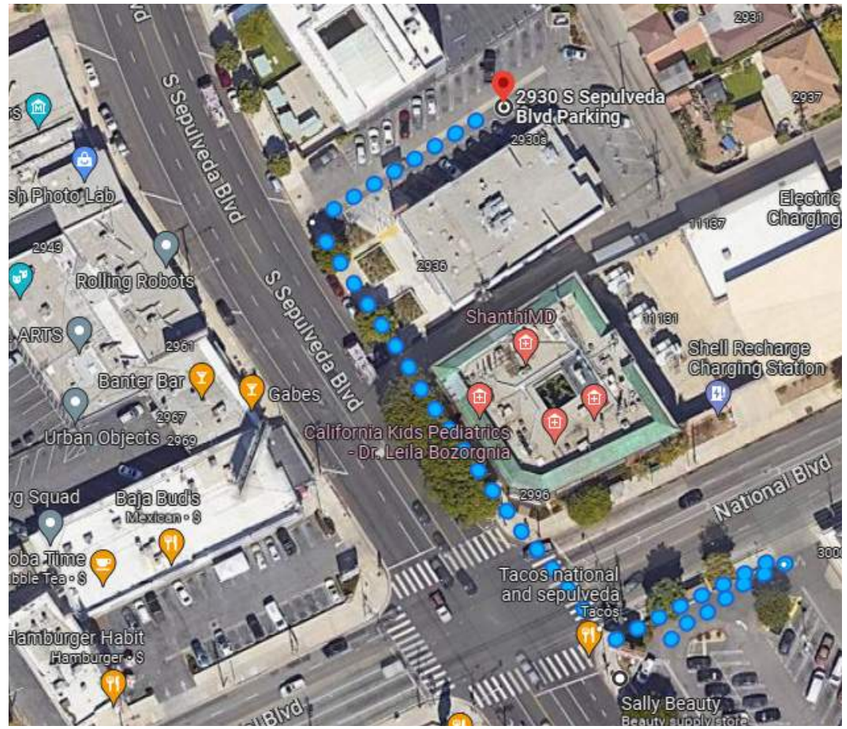
rapid 6 operates weekdays only.
Sorry, no weekend or holiday service

rapid 6 sólo funciona los días de semana.
Lo sentimos, no hay servicio los fines
de semana o días festivos

Times are approximate and may vary due to traffic and weather conditions.
Times shown are subject to change without notice.
Los tiempos son aproximados y pueden variar debido a tráfico y condiciones de clima.
Los tiempos demostrados son conforme a cambio sin aviso.

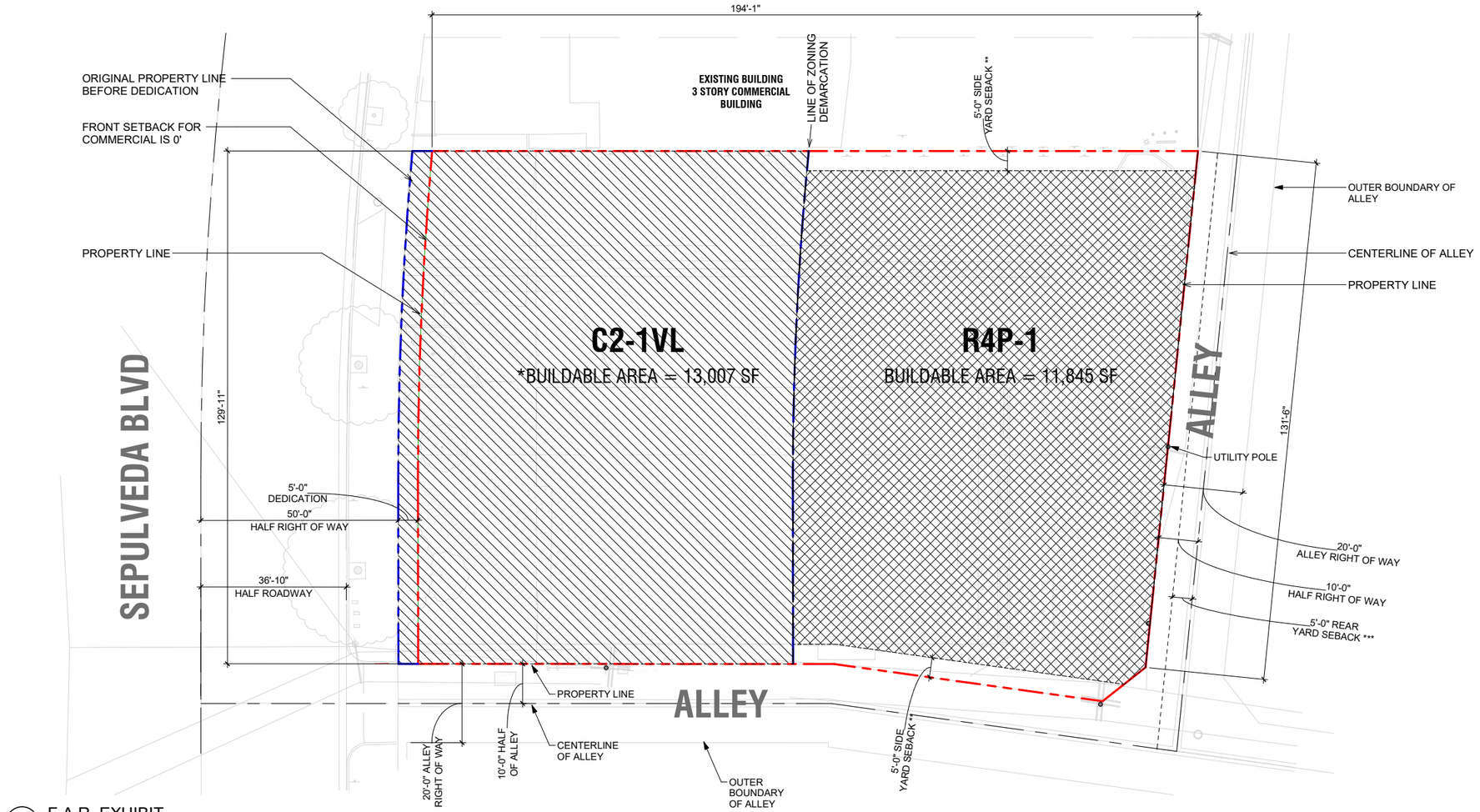
Line 6 rapid Stop Locations
Paradas de la Línea 6 rapid

Metro Green Line Station
LAX City Bus Center
Sepulveda/Manchester
Sepulveda/Centinela
Sepulveda/Playa
Sepulveda/Sawtelle
Sepulveda/Washington
Sepulveda/Venice
Sepulveda/Palms
Sepulveda/National
NB Sepulveda/Expo Line
SB Sepulveda/Pico (Expo Line)
Sepulveda/Santa Monica
Westwood/Weyburn
UCLA - Medical Plaza
UCLA - Gateway Plaza



from National EB & Sepulveda FS, Los Angeles, C...
to 2930 S Sepulveda Blvd Parking, 2930S S Sepulv...

3 min (0.1 mile)
via S Sepulveda Blvd
Mostly flat



1 F.A.R. EXHIBIT
1/16" = 1'-0"

PER LAMC 12.03 DEFINITIONS

BUILDABLE AREA. (Amended by Ord. No. 171,662, Eff. 8/17/97.) All that portion of a lot located within the proper zone for the proposed main building, excluding those portions of the lot which must be reserved for yard spaces, building line setback space, or which may only be used for accessory buildings or uses. **For the purpose of computing the height district limitations on total floor area in buildings of any height, the buildable area that would apply to a one-story building on the lot shall be used.**

Notwithstanding the above, in computing the height district limitations on total floor area for any development of residential dwelling units, or of both residential dwelling units and commercial uses, in the **C2, C4, or C5 zones, buildable area shall have the same meaning as lot area**. The additional square footage permitted by this calculation for residential use shall not result in an increase in the number of dwelling units beyond that which would have otherwise been permitted but may only be used to increase the floor area or number of habitable rooms within individual dwelling units.

This alternate definition of buildable area shall not apply within the following specific plan areas: Central City West, Century City North, Century City South, Coastal Bluffs, Devonshire/Topanga Corridor, Foothill Boulevard Corridor, Granada Hills, Oxford Triangle, Pacific Palisades Commercial Village/Neighborhoods, Playa Vista Area D, Porter Ranch Land Use/Transportation, San Pedro, Valley Village, and Westwood Village. This alternative definition shall also not apply to any lot for which a "Q" or "D" limitation setting forth a floor area limitation had been imposed before July 1, 1997. In the event of a conflict with any other adopted specific plan, the most restrictive provision shall prevail.

PER LAMC 12.22 EXCEPTIONS :
10. Rear Yard – Includes One-Half Alley. Except in the RS, R1, RU, RZ, RMP, and R2 Zones, in computing the depth of a rear yard where the rear yard opens onto an alley or in the RW Zone onto a court of not more than 30 feet in width, one-half the width of the alley or court may be assumed to be a portion of the required rear yard. (Amended by Ord. No. 177,103, Eff. 12/18/05.)

***FOR C2-1VL, THE BUILDABLE AREA IS THE SAME AS THE LOT AREA**
****THE BUILDABLE AREA SETBACK OF ONE STORY BUILDING APPLIES**
*****THE BUILDABLE AREA SETBACK OF ONE STORY BUILDING APPLIES, AND THE REAR YARD IS TAKEN FROM THE CENTERLINE OF THE ALLEY**

ZONE	BUILDABLE AREA FOR F.A.R. CALCULATIONS			
	SF	AC		
C2-1VL (FRONT)	13,007 SF	0.30 AC		
R4P-1 (REAR)	11,845 SF	0.27 AC		
TOTAL	**24,852 SF**	**0.57 AC**		
PERMITTED			**PERMITTED AREA W/ 35% DENSITY BONUS**	
	BASE	**BASE**		
C2-1VL (FRONT)	1.5	19,511 SF	26,339 SF	
R4P-1 (REAR)	3	35,535 SF	47,972 SF	
		55,046 SF	**74,311 SF**	*Using 35% Density Bonus
PERMITTED AREA W/ DENSITY BONUS	55,046 SF x 1.35*	**74,311 SF**	**Per Ordinance 179681 : Averaging of Floor Area Ratio,** Density, Parking or Open Space, and permitting Vehicular Access. A Housing Development Project that is located on two or more contiguous parcels **may average the floor area**, density, open space and parking over the project site, and permit vehicular access from a less restrictive zone to a more restrictive zone, provided that:	**(8)**
PROPOSED		**Total SF**		
NEW RESIDENTIAL		74,282 SF		

2930 SEPULVEDA BLVD.
LOS ANGELES, CA.
TCA # 2022-094

TCA ARCHITECTS

KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

ALLOWABLE FLOOR AREA DIAGRAM

G-1.11

VICINITY MAP
NOT TO SCALE

10' 5' 0' 5' 10' 20'
GRAPHIC SCALE
SCALE: 1"=10'

NOTES:

1. BOUNDARY SHOWN HEREON IS BASED ON FOUND MONUMENTS AND PER TRACT NO. 14252 M.B. 298, PGS. 15 & 16.
2. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES MAY EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
3. TREE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIP LINES.
4. IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.
5. TITLE REPORT 2676023968-48, DATED JUNE 23, 2022 BY OLD REPUBLIC TITLE COMPANY WAS USED FOR THIS SURVEY.
6. ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS A COURTESY TO A CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SURVEYOR'S SIGNED AND SEALED PAPER PRINT OR PDF FORMATTED DRAWING CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE ELECTRONIC FILE IS ALTERED, THE SURVEYOR'S SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. CHRIS NELSON AND ASSOCIATES, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION MADE TO THE PROVIDED CAD FILE, OR FOR ANY PRODUCTS THAT HAVE BEEN DERIVED FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

BASIS OF BEARINGS:

THE BEARING OF S 33°01'20" E FOR THE CENTERLINE OF SEPULVEDA BOULEVARD, AS SHOWN ON TRACT NO. 14252, RECORDED IN M.B. 298, PGS. 15 & 16, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK:

B.M. NO. 13-08911 NAVD 1988 LOS ANGELES COUNTY PUBLIC WORKS

4IN MWD DISK 1.5FT W/O W CURB SEPULVEDA BLVD; 55FT N/O NATIONAL BLVD; N END C.B. (NGS #AE1726)

ELEVATION = 130.846 FEET (39.882 METERS) (ADJUSTMENT 2000)

AREAS/ZONING:

TOTAL SITE: 25,756.9± SQUARE FEET
C2: 13,007.8± SQUARE FEET
R4: 12,749.1± SQUARE FEET

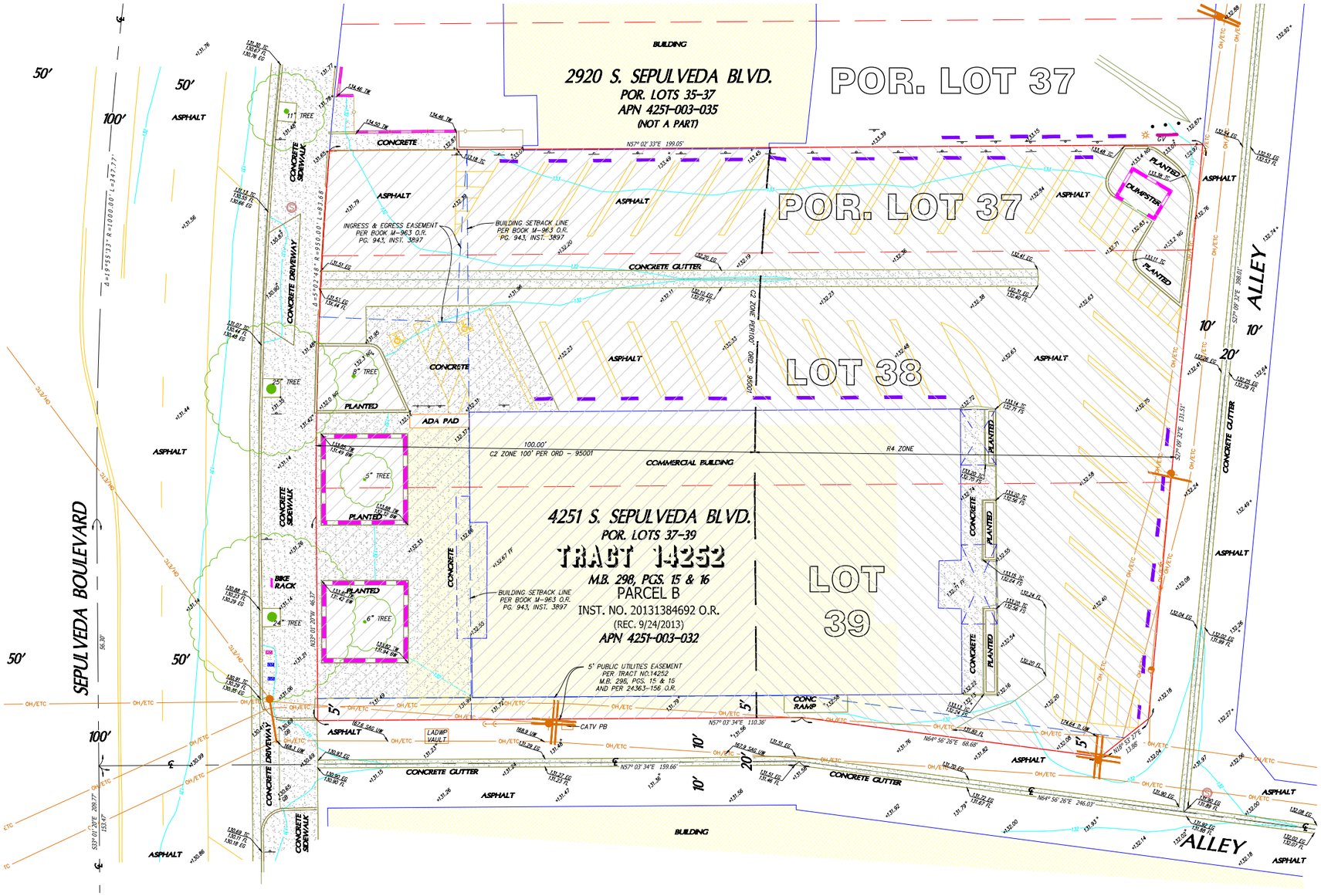
THE LOCATION OF THE ZONING LINE AND CLASSIFICATIONS WERE PROVIDED BY OTHERS AND NOT DETERMINED BY CHRIS NELSON & ASSOCIATES, INC.

LEGEND:

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- CENTERLINE
- CURB
- FLOW LINE
- EDGE OF GUTTER
- PAINTED LINES
- WROUGT IRON FENCE
- GATE
- BREAKLINE
- BUILDING OVERHANG
- OH/ETC — OVERHEAD WIRES
- CONCRETE WALL
- PARKING BLOCK
- TREE/BRUSH LINE
- TREE
- UTILITY AS NOTED
- SEWER MANHOLE
- GAS VALVE
- GAS METER
- WATER METER
- UTILITY POLE
- GUY ANCHOR
- GUY POLE
- SIGN
- BOLLARD
- LIGHT POLE
- CENTERLINE
- +000.00 SPOT ELEVATION
- BUILDING AREA
- CONCRETE AREA
- C2 ZONE
- R4 ZONE

ABBREVIATIONS:

ADA	AMERICANS WITH DISABILITIES ACT
BW	BOTTOW OF WALL
CATV	CABLE TELEVISION
CONC	CONCRETE
EG	EDGE OF GUTTER
FF	FINISHED FLOOR
FL	FLOW LINE
GV	GAS VALVE
LADWP	LOS ANGELES DEPARTMENT OF WATER AND POWER
PB	PULLBOX
NG	NATURAL GROUND
TC	TOP OF CURB
TI	TOP OF INSULATOR
TW	TOP OF WALL
UW	UPPER WIRE



PROFESSIONAL LAND SURVEYOR
CHRIS D. NELSON
No. 6385
STATE OF CALIFORNIA

DATED: 08/17/2022

CHRIS NELSON & ASSOCIATES, INC.
SURVEYORS AND ENGINEERS
28118 Agoura Rd., Suite 100, Agoura Hills, CA. 91301
P: 818.991.1040 F: 818.991.0614
www.chrisnelsonassociates.com

PREPARED FOR:
GEORGE GARIKIAN
1211 CORTEZ DR.
GLENDALE, CA 91207

ARCHITECTURAL DESIGN SURVEY

PORTION OF LOTS 37 TO 39
M.B. 398, PGS. 15 & 16

2930 S. SEPULVEDA BLVD.
LOS ANGELES, CA 90064

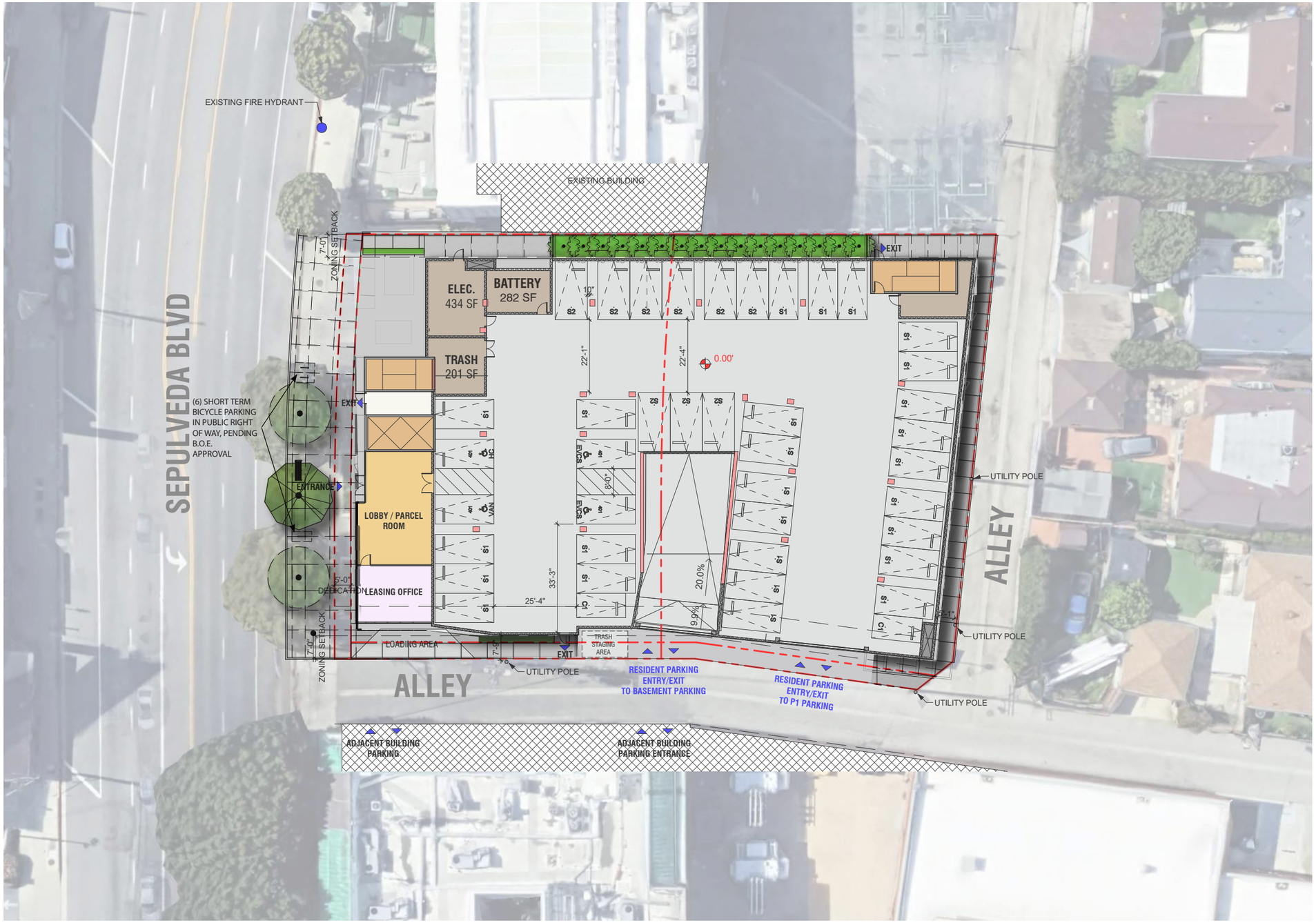
REVISION NOTES

DATE	DESCRIPTION	BY
5/02/2023	ADD ZONING LINE, ZONE CLASSIFICATIONS AND AREAS	CCB

JOB NO. 22-6326
SCALE: 1" = 10'
DATE: AUGUST, 2022
DRAFTED: STS

SHEET NO.
1
OF 1 SHEET

C-1.0



KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

2930 SEPULVEDA BLVD.

LOS ANGELES, CA.
TCA # 2022-094

TCA ARCHITECTS

KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

0' 16' 32' 64'

SITE PLAN

A-1.1

SECTION B

SECTION A

SECTION A

SECTION B

FAN
220 SF

PUMP ROOM
125 SF

MPOE
124 SF

FAN
233 SF

OBSTRUCTION CLEARANCE NOT REQUIRED W/ 28' AISLE

OBSTRUCTION CLEARANCE NOT APPLICABLE W/ 28' AISLE

ABOVE 25 CAR TURN RADIUS

UNDER 25 CAR TURN RADIUS

10% MAX RAMP

20% MAX RAMP

BIKE REPAIR

20 BIKE STALLS

40 BIKE STALLS

PROPERTY LINE

UTILITY EASEMENT

5'-0" UTILITY EASEMENT

UTILITY POLE

5'-0" CLEAR

2'-0" CLEAR

3'-8" BACK UP

STALL SIZES:

STANDARD | STANDARD | EVCS | TANDEM | COMPACT | COMPACT

HC VAN | HC | EVCS VAN | BICYCLE (SHORT TERM, LONG TERM)

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

2930 SEPULVEDA BLVD.

LOS ANGELES, CA.
TCA # 2022-094

TCA ARCHITECTS

KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

0' 10' 20' 40'

BASEMENT PLAN

A-1.2

2930 SEPULVEDA BLVD.

LOS ANGELES, CA.
TCA # 2022-094

TCA ARCHITECTS

KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

0' 10' 20' 40'

LEVEL 1 PLAN

A-1.3

2930 SEPULVEDA BLVD.

LOS ANGELES, CA.
TCA # 2022-094

TCA ARCHITECTS

KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

0' 10' 20' 40'

LEVEL 2 PLAN

A-1.4

EXISTING BUILDING

SECTION B

7'-0" ZONING SETBACK

RELOCATE LINES TO ALLEY SIDE OF EXISTING ARM

10'-1"

5'-0" UTILITY SETBACK FROM P.L.

PROPERTY LINE IN RED

SECTION A

SECTION A

B3
1,150 SF

TRASH
97 SF

R

T

OPEN TO BELOW

ELEC.
102 SF

AMENITY
391 SF

672 SF
A1

B1
1,042 SF

S1
541 SF

S1
541 SF

A4.1
675 SF

A5.1
706 SF

A2.1
722 SF

B2.1
1,012 SF

IDF
26 SF

A6
717 SF

A7
673 SF

A3
699 SF

A4.1
675 SF

A3
699 SF

A4.1
675 SF

UTILITY POLE

5'-0" UTILITY SETBACK FROM P.L.

EXISTING LINE LOCATIONS IN GREEN

UTILITY POLE

UTILITY POLE

PROPERTY LINE

16'-0" UTILITY SETBACK

7'-0" ZONING SETBACK

UTILITY EASEMENT

UTILITY POLE

SECTION B

18'-0"

7'-0" ZONING SETBACK

5'-0" UTILITY EASEMENT

UTILITY POLE

KEY

- UNITS
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2930 SEPULVEDA BLVD.

LOS ANGELES, CA.
TCA # 2022-094

TCA ARCHITECTS

KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

0' 10' 20' 40'

LEVEL 3 PLAN

A-1.5

2930 SEPULVEDA BLVD.

LOS ANGELES, CA.
TCA # 2022-094

TCA ARCHITECTS

KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

0' 10' 20' 40'

LEVEL 4-5 PLAN

A-1.6

2930 SEPULVEDA BLVD.

LOS ANGELES, CA.
TCA # 2022-094

TCA ARCHITECTS

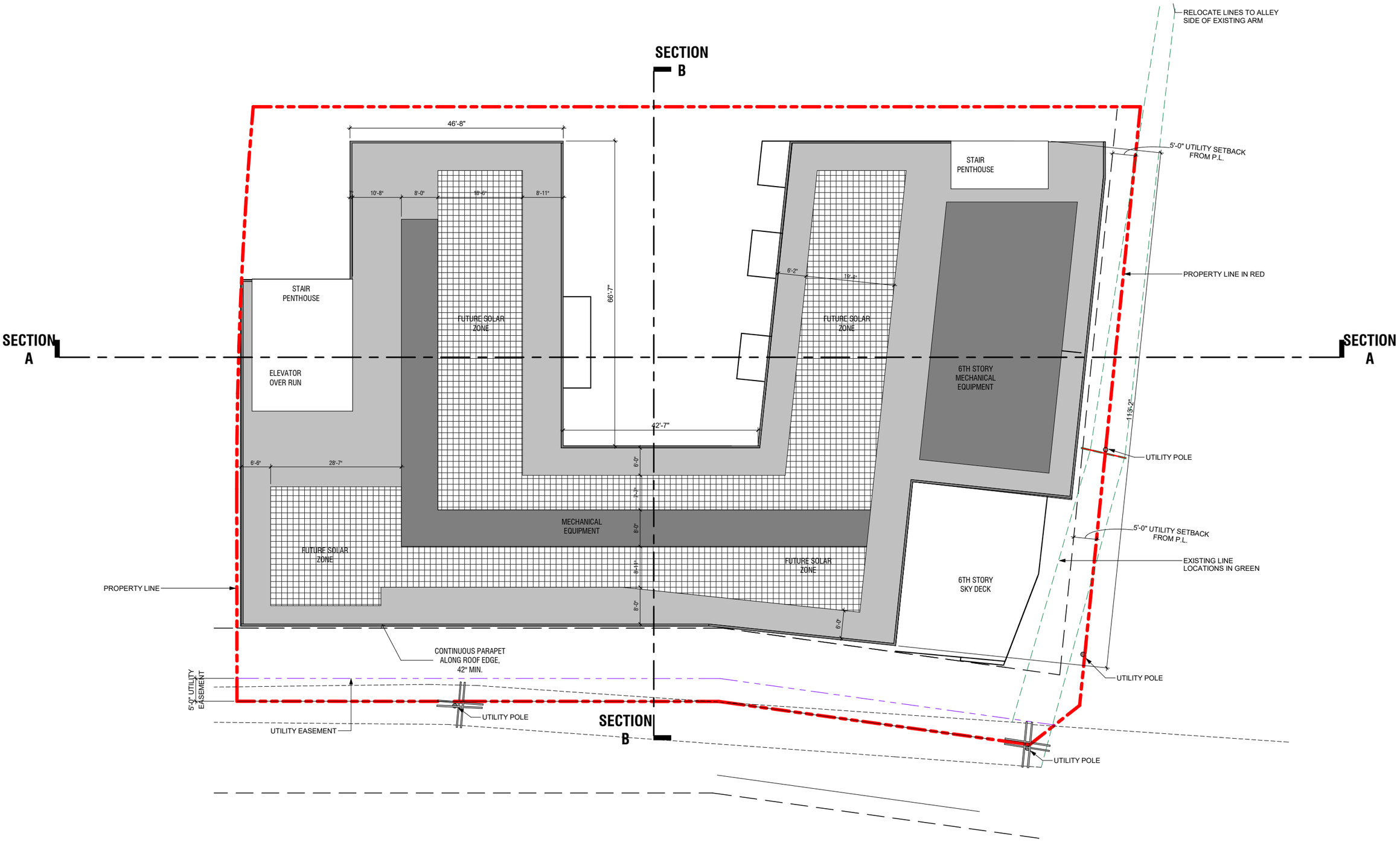
KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

0' 10' 20' 40'

LEVEL 6 PLAN

A-1.7



2930 SEPULVEDA BLVD.

LOS ANGELES, CA.
TCA # 2022-094

TCA ARCHITECTS

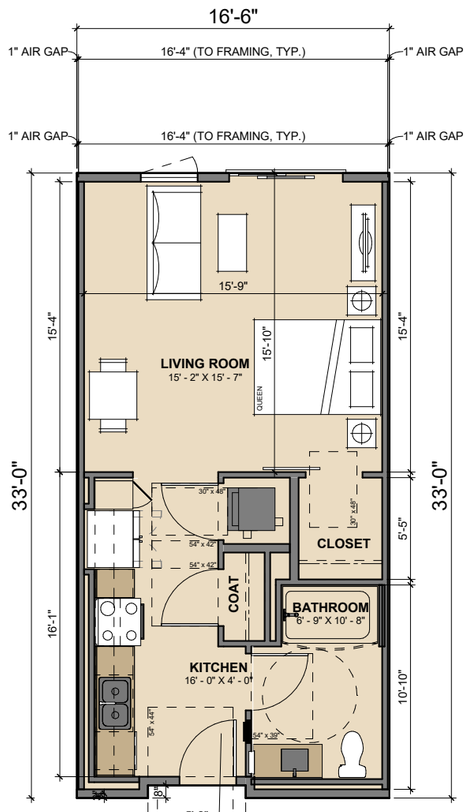
KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

0' 10' 20' 40'

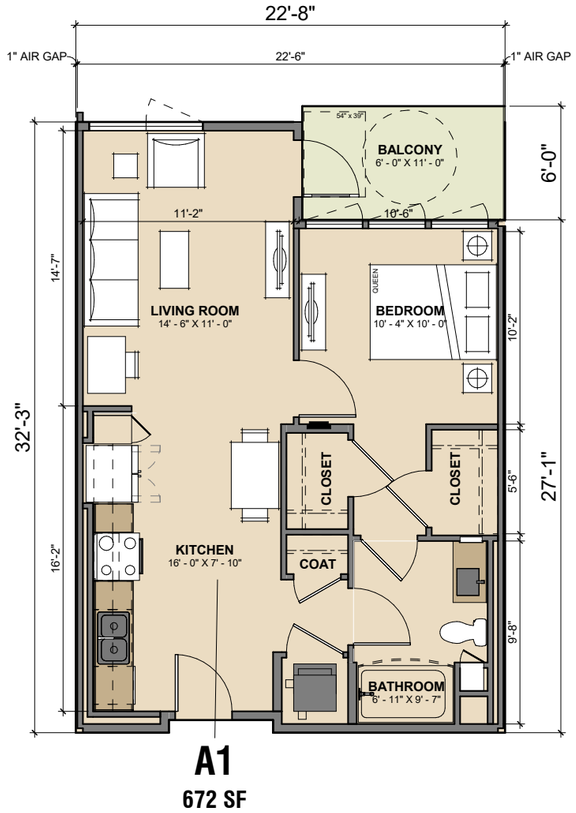
ROOF PLAN

A-1.8



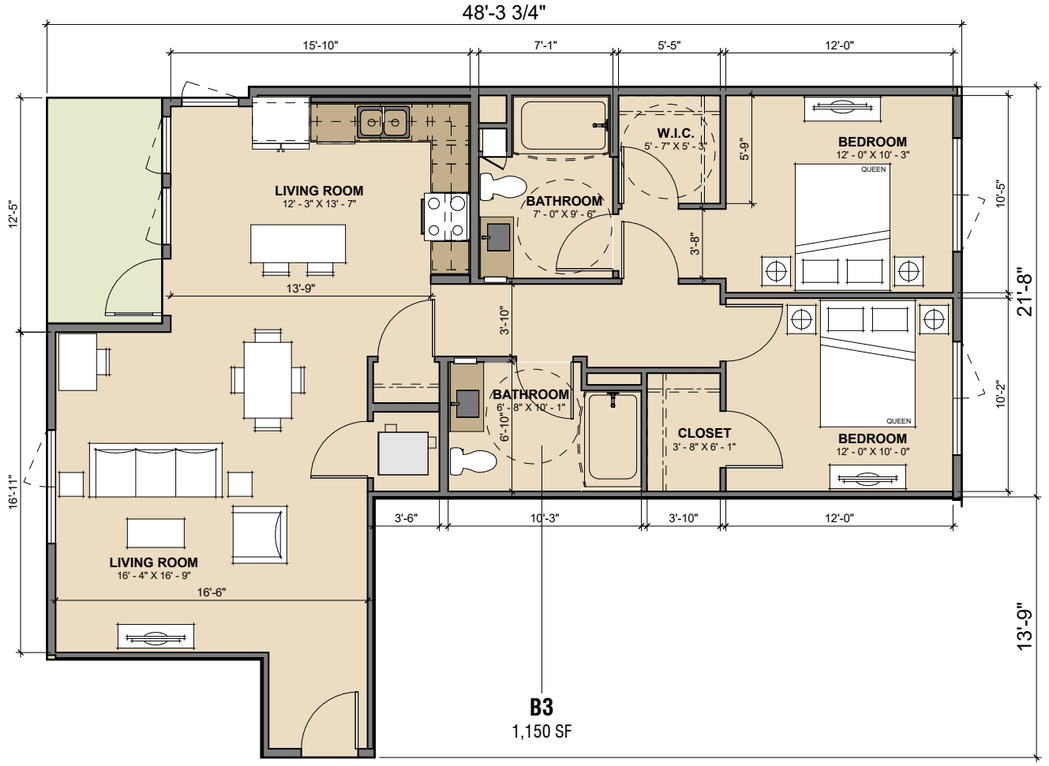
S1
541 SF

TYPICAL STUDIO UNIT



A1
672 SF

TYPICAL 1-BEDROOM UNIT



B3
1,150 SF

TYPICAL 2-BEDROOM UNIT

UNIT NAME	NUMBER OF BEDROOMS	HABITABLE ROOMS FOR OPEN SPACE	UNIT COUNT	REQUIRED OPEN SPACE PER UNIT
STUDIO				*100 SF / UNIT*
S1	0	1	10	1,000 SF
SUBTOTAL:			**10**	**1,000 SF**
ONE BEDROOM				*100 SF / UNIT*
A1	1	2	5	500 SF
A2	1	2	5	500 SF
A3	1	2	16	1,600 SF
A4	1	2	13	1,300 SF
A5	1	2	5	500 SF
A6	1	2	5	500 SF
A7	1	2	4	400 SF
SUBTOTAL:			**53**	**5,300 SF**

UNIT NAME	NUMBER OF BEDROOMS	HABITABLE ROOMS FOR OPEN SPACE	UNIT COUNT	REQUIRED OPEN SPACE PER UNIT
TWO BEDROOM				*125 SF / UNIT*
B1	2	3	5	625 SF
B2	2	3	4	500 SF
B3	2	3	5	625 SF
SUBTOTAL:			**14**	**1,750 SF**
TOTAL:			**77**	**8,050 SF**

* For the purposes of applying the Open Space requirements, a kitchen is not considered a habitable room.

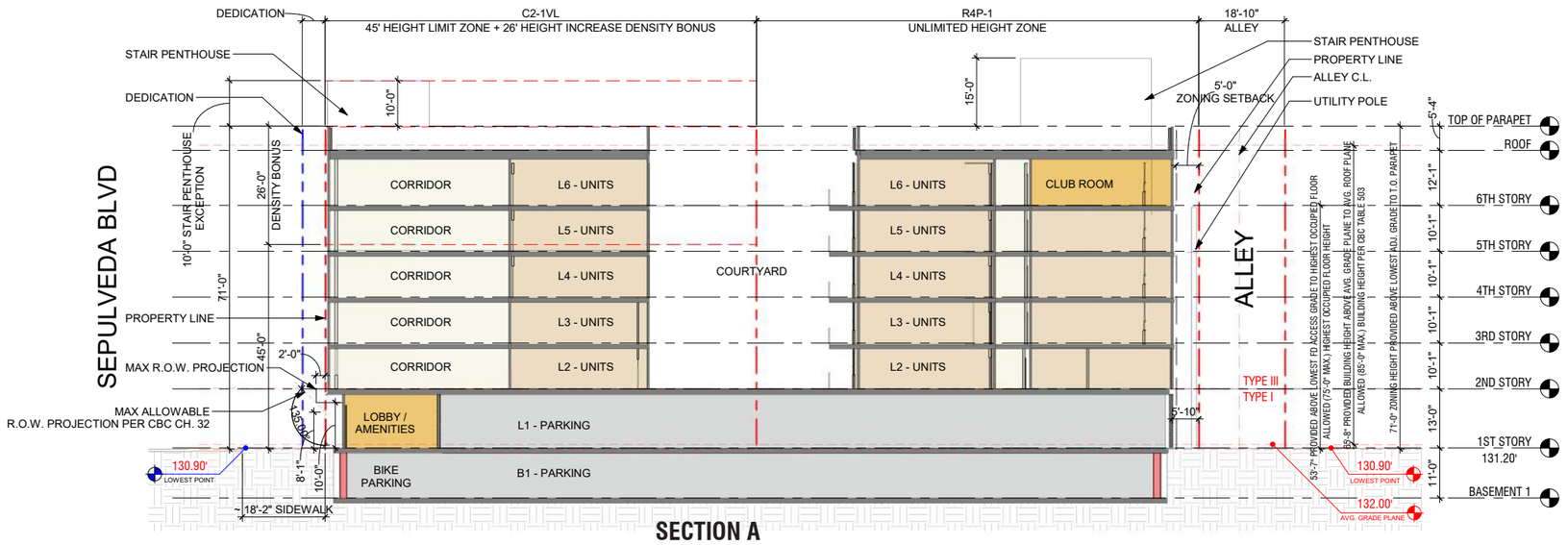
ROOM, HABITABLE DEFINITION

An enclosed subdivision in a residential building commonly used for living purposes, but not including any lobby, hall, closet, storage space, water closet, bath, toilet, slop sink, general utility room or service porch. A recess from a room or an alcove (other than a dining area) having 50 square feet or more of floor area and so located that it could be partitioned off to form a habitable room, shall be considered a habitable room.

For the purpose of applying the automobile parking space requirements of this article, any kitchen as defined herein shall be considered a habitable room and, if it is a part of a room designed for other than food preparation or eating purposes, such remaining portion shall also be considered a habitable room.

For the purpose of applying the lot area requirements of this article, a kitchen less than 100 square feet of room area from wall to wall shall not be considered a habitable room.

For the purpose of applying the open space requirements of Section 12.21 G., a kitchen as defined herein shall not be considered a habitable room. (Fourth Para. Added by Ord. No. 171,753, Eff. 11/17/97.)



SECTION A

KEY PLAN

R.O.W. ENCHROACHMENTS PER CBC 2022 CH. 32

3202.2.3 AWNINGS

THE VERTICAL CLEARANCE FROM THE PUBLIC RIGHT-OF-WAY TO THE LOWEST PART OF ANY AWNING, INCLUDING VALANCES, SHALL BE NOT LESS THAN 7 FEET.

32.02.3 ENCROACHMENTS 8 FEET OR MORE ABOVE GRADE

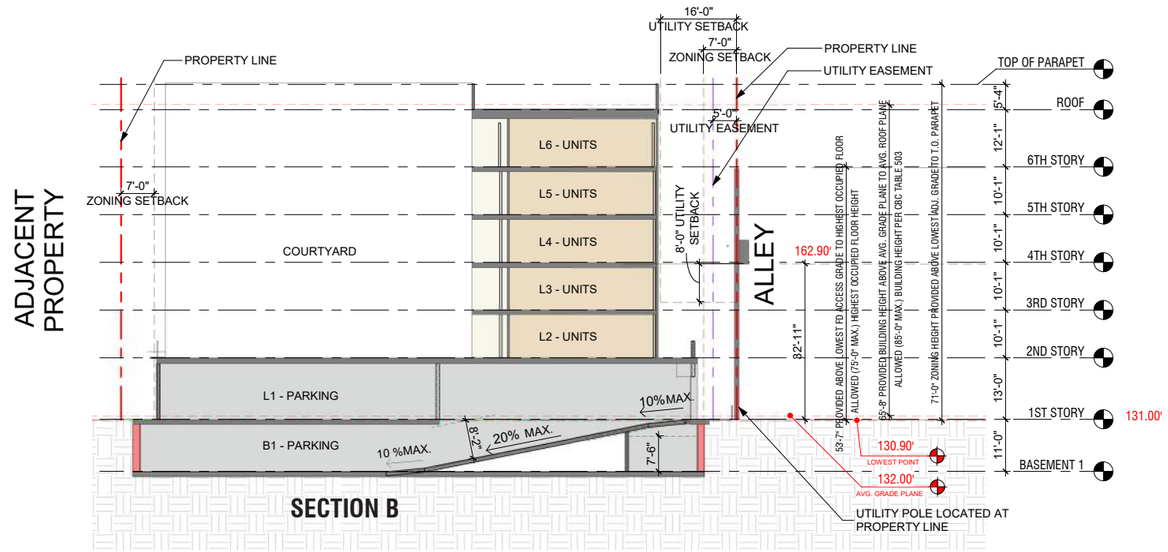
ENCROACHMENTS 8 FEET OR MORE ABOVE GRADE SHALL COMPLY WITH SECTIONS 3202.3.1 THROUGH 3202.3.4

3202.3.1 AWNINGS, CANOPIES, MAQUEES AND SINGS

AWNINGS, CANOPIES, MARQUEES AND SIGNS SHALL BE CONSTRUCTED SO AS TO SUPPORT APPLICABLE LOADS AS SPECIFIED IN CHAPTER 16. AWNINGS, CANOPIES, MARQUEES AND SIGNS WITH LESS THAN 15 FEET OF CLEARANCES ABOVE THE SIDEWALK SHALL NOT EXTEND INTO OR OCCUPY MORE THAN TWO-THIRDS THE WIDTH OF THE SIDEWALK MEASURED FROM THE BUILDING. STANCHIONS OR COLUMNS THAT SUPPORT AWNINGS, CANOPIES, MARQUEES AND SIGNS SHALL BE LOCATED NOT LESS THAN 2 FEET IN FROM THE CUB LINE.

3202.3.2 WINDOWS, BALCONIES, ARCHITECTURAL FEATURES AND MECHANICAL EQUIPMENT.

WHERE THE VERTICAL CLEARANCE ABOVE GRADE TO PROJECTING WINDOWS, BALCONIES, ARCHITECTURAL FEATURES OR MECHANICAL EQUIPMENT IS MORE THAN 8 FEET, 1 INCH OF ENCROACHMENT IS PERMITTED FOR EACH ADDITIONAL 1 INCH OF CLEARANCE ABOVE 8 FEET, BUT THE MAXIMUM ENCROACHMENT SHALL BE 4 FEET.



SECTION B

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

PER LAMC 12.21.1
B Exceptions
3. Roof Structures and Equipment. (Amended by Ord. No. 182,110, Eff. 5/29/12.)

(a) Tanks or similar equipment required to operate and maintain the building, skylights, towers, steeples, flagpoles, smokestacks, wireless masts, water tanks, silos, or similar structures may be erected above the building height limit by up to five feet if the structure is set back from the roof perimeter by five feet.

Chimney, exhaust ducts, solar water heaters, or any roof structure housing stairways, elevators or ventilation fans may also exceed the building height limit by up to five feet, but are not required to provide a setback from the perimeter of the roof. Where height is limited to seventy-five (75) feet, roof structures for the housing of elevators and stairways may exceed the building height limit by up to twenty (20) feet in height, and where height is limited to thirty (30) feet or forty-five (45) feet, roof structures for the housing of elevators and stairways may exceed the building height limit by up to ten (10) feet in height.

2930 SEPULVEDA BLVD.

LOS ANGELES, CA.
TCA # 2022-094

TCA ARCHITECTS

KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

0' 16' 32' 64'

BUILDING SECTIONS

A-2.1

2930 SEPULVEDA BLVD.
LOS ANGELES, CA.
TCA # 2022-094

TCA ARCHITECTS

KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

PERSPECTIVE - LOOKING NORTH ON SEPULVEDA BLVD

A-3.1

2930 SEPULVEDA BLVD.
LOS ANGELES, CA.
TCA # 2022-094

TCA ARCHITECTS

KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

PERSPECTIVE - LOOKING SOUTH ON SEPULVEDA BLVD.

A-3.2

2930 SEPULVEDA BLVD.
LOS ANGELES, CA.
TCA # 2022-094

TCA ARCHITECTS

KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

PERSPECTIVE - STREET LEVEL BUILDING ENTRANCE

A-3.3

2930 SEPULVEDA BLVD.
LOS ANGELES, CA.
TCA # 2022-094

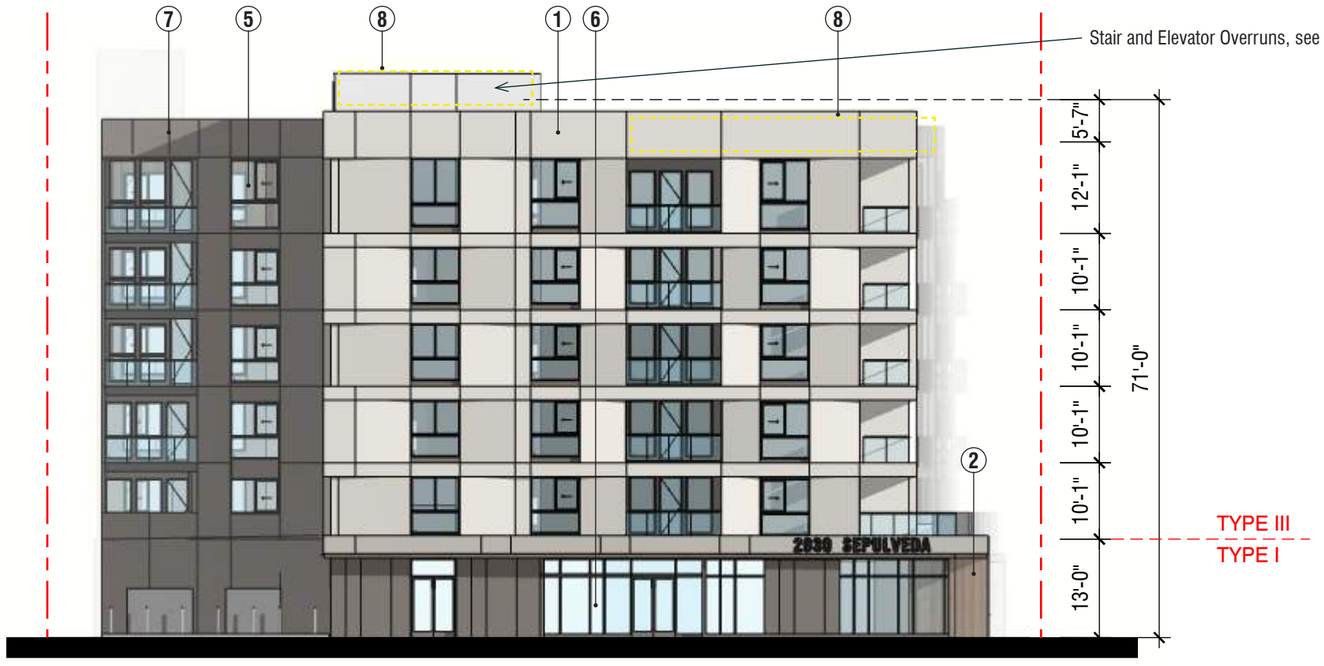
TCA ARCHITECTS

KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

PERSPECTIVE - LOOKING WEST ON REAR ALLEY

A-3.4



WEST ELEVATION

EAST ELEVATION

KEY PLAN

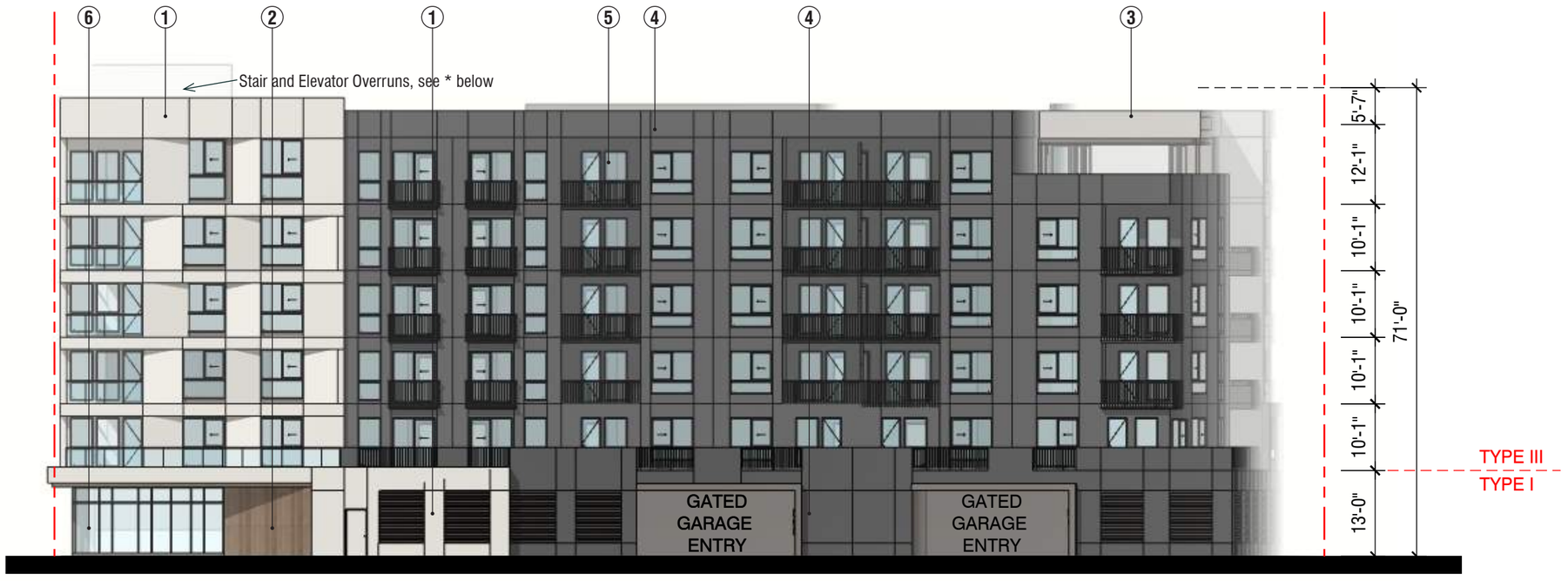
MATERIAL LEGEND

1. METAL PANEL - SILVER (OR SIMILAR)
2. TILE / SIMULATED WOOD (OR SIMILAR)
3. PLASTER - WHITE (OR SIMILAR)
4. PLASTER - GREY (OR SIMILAR)
5. VINYL WINDOWS - BLACK (OR SIMILAR)
6. ALLUMINUM STOREFRONT - DARK ANNODIZED (OR SIMILAR)
7. FIBER CEMENT PANEL - BROWN (OR SIMILAR)
8. LEASING SIGNAGE AREA

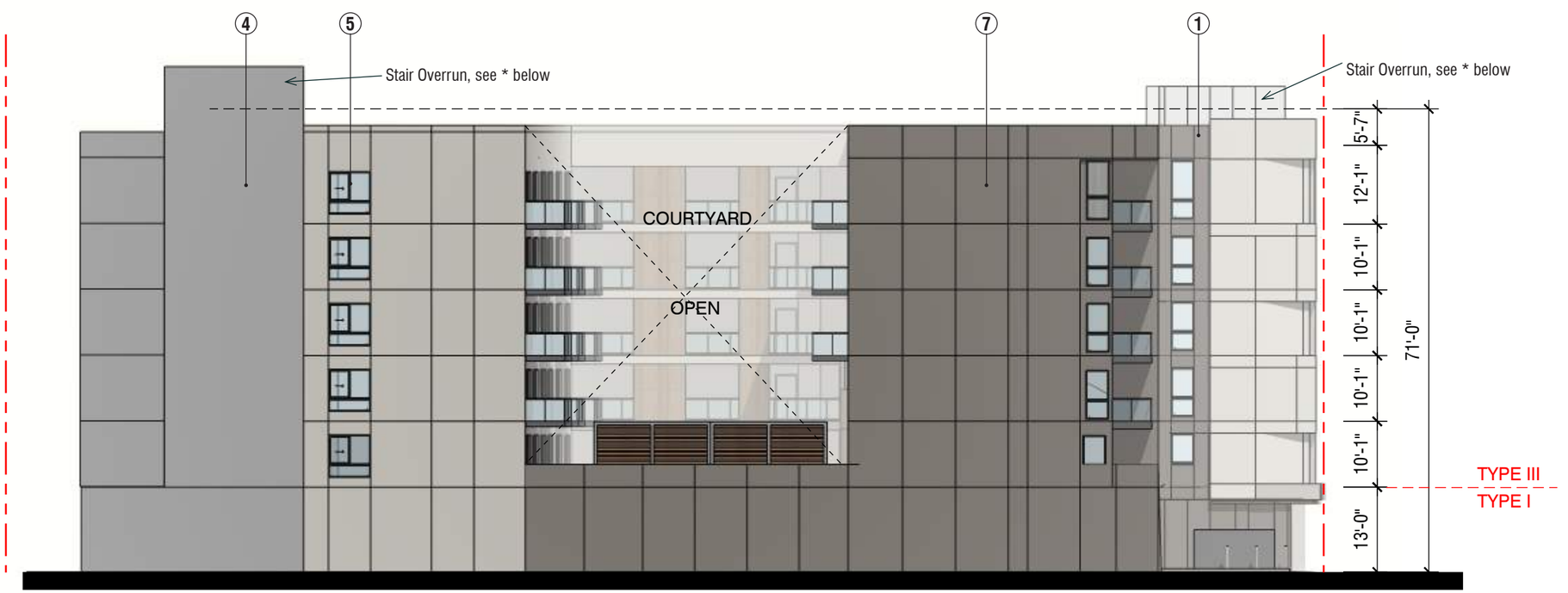
PER LAMC 12.21.1
B Exceptions
3. Roof Structures and Equipment. (Amended by Ord. No. 182,110, Eff. 5/29/12.)

(a) Tanks or similar equipment required to operate and maintain the building, skylights, towers, steeples, flagpoles, smokestacks, wireless masts, water tanks, silos, or similar structures may be erected above the building height limit by up to five feet if the structure is set back from the roof perimeter by five feet.

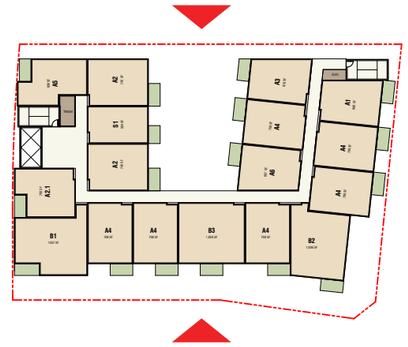
Chimney, exhaust ducts, solar water heaters, or any roof structure housing stairways, elevators or ventilation fans may also exceed the building height limit by up to five feet, but are not required to provide a setback from the perimeter of the roof. Where height is limited to seventy-five (75) feet, roof structures for the housing of elevators and stairways may exceed the building height limit by up to twenty (20) feet in height, and where height is limited to thirty (30) feet or forty-five (45) feet, roof structures for the housing of elevators and stairways may exceed the building height limit by up to ten (10) feet in height.



SOUTH ELEVATION



NORTH ELEVATION



KEY PLAN

MATERIAL LEGEND

1. METAL PANEL - SILVER (OR SIMILAR)
2. TILE / SIMULATED WOOD (OR SIMILAR)
3. PLASTER - WHITE (OR SIMILAR)
4. PLASTER - GREY (OR SIMILAR)
5. VINYL WINDOWS - BLACK (OR SIMILAR)
6. ALLUMINUM STOREFRONT - DARK ANNODIZED (OR SIMILAR)
7. FIBER CEMENT PANEL - BROWN (OR SIMILAR)

PER LAMC 12.21.1
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2930 SEPULVEDA BLVD.
LOS ANGELES, CA.
TCA # 2022-094

TCA ARCHITECTS

KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

ELEVATIONS A-3.6

1. METAL PANEL - SILVER (OR SIMILAR)

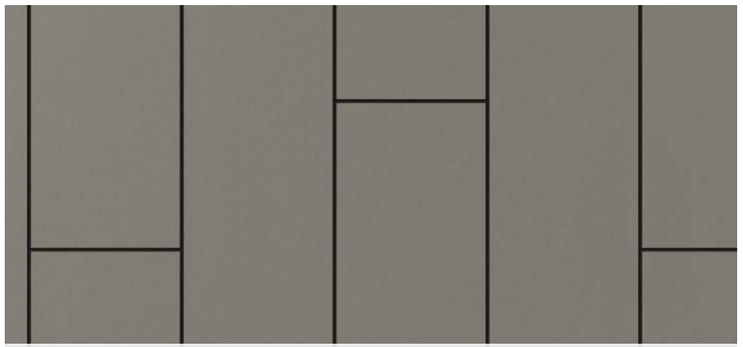
2. TILE / SIMULATED WOOD (OR SIMILAR)

3. PLASTER - WHITE - SW9582 (OR SIMILAR)

4. PLASTER - GREY - SW7066 (OR SIMILAR)

5. VINYL WINDOWS - BLACK (OR SIMILAR)

6.ALLUMINUM STOREFRONT - DARK ANODIZED (OR SIMILAR)



7. FIBER CEMENT PANEL - BROWN (OR SIMILAR)

SHORT TERM BICYCLE PARKING

TOTAL NO. OF SHORT TERM BICYCLE PARKING REQUIRED:	= 6
TOTAL NO. PROVIDED:	=6

TREE COUNT SUMMARY

TOTAL NO. OF UNITS	= 77
NO. OF TREES (24" BOX MIN.) REQUIRED 1 PER 4 UNITS	= 19
NO. OF TREES (24" BOX MIN.) PLANTED:	
GROUND LEVEL (Including new Street Trees @ 25' o.c.)	= 17
LEVEL 2	= 3
LEVEL 6	= 2
TOTAL PROVIDED	= 22

OUTDOOR COMMON OPEN SPACE

TOTAL OUTDOOR COMMON OPEN SPACE PROVIDED:	
LEVEL 2:	= 2,381 sq.ft.
LEVEL 6:	= 964 sq.ft.
TOTAL:	= 3,345 sq.ft.
MINIMUM (25%) REQUIRED LANDSCAPE AREA:	
LEVEL 2:	= 595 sq.ft.
LEVEL 6:	= 241 sq.ft.
TOTAL:	= 836 sq.ft.
LANDSCAPE AREA PROVIDED:	
LEVEL 2:	= 1,138 sq.ft.
LEVEL 6:	= 242 sq.ft.
TOTAL LANDSCAPE AREA PROVIDED IN OUTDOOR COMMON OPEN SPACE	= 1,198 sq.ft.

GENERAL NOTES:

1. A MINIMUM 80% OF LANDSCAPE SHALL BE DROUGHT TOLERANT PER EXPO TNP 4.2.4.C.1.
2. 50% PERMEABLE PAVING IS NOT FEASIBLE. THE MAJORITY OF PAVING IS ABOVE STRUCTURE.
3. ALL LANDSCAPE AREAS WILL BE IRRIGATED W/ A HIGH EFFICIENCY IRRIGATION W/ SMART IRRIGATION CONTROLS.
4. ALL PLANTING & IRRIGATION SHALL COMPLY WITH CITY OF LOS ANGELES REQUIREMENTS.
5. IRRIGATION DESIGN WILL INCORPORATE EPA WATERSENSE SPECIFICATIONS
6. STREET TREES SHALL BE SELECTED AND INSTALLED PER CITY OF LOS ANGELES DEPARTMENT OF URBAN FORESTRY.
7. ALL NEW PLANTED AREAS TO BE HEAVILY MULCHED FOR WATER CONSERVATION.
8. THERE ARE NO SIGNIFICANT TREES TO BE REMOVED ON THE SITE.
9. THERE ARE NO PROTECTED TREES ON THE SITE.

2930 SEPULVEDA BLVD.
LOS ANGELES, CA.
TCA # 2022-094

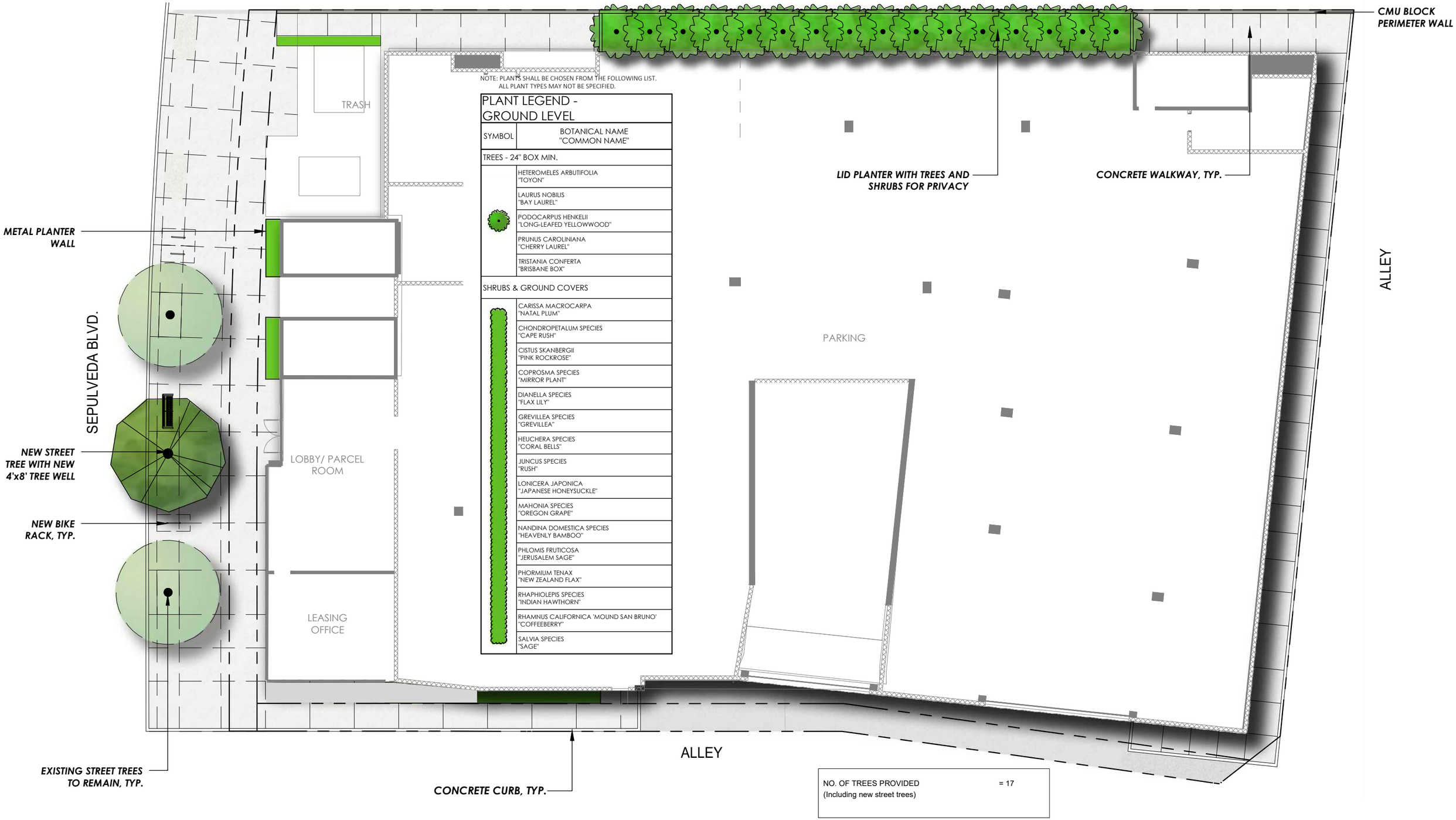
TCA ARCHITECTS | KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

TGP

COMPOSITE PLAN

L-1.1



NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST. ALL PLANT TYPES MAY NOT BE SPECIFIED.

PLANT LEGEND - GROUND LEVEL	
SYMBOL	BOTANICAL NAME "COMMON NAME"
TREES - 24" BOX MIN.	
	HETEROMELES ARBUTIFOLIA "TOYON"
	LAURUS NOBILIS "BAY LAUREL"
	PODOCARPUS HENKELII "LONG-LEAFED YELLOWWOOD"
	PRUNUS CAROLINIANA "CHERRY LAUREL"
	TRISTANIA CONFERTA "BRISBANE BOX"
SHRUBS & GROUND COVERS	
	CARISSA MACROCARPA "NATAL PLUM"
	CHONDROPETALUM SPECIES "CAPE RUSH"
	CISTUS SKANBERGII "PINK ROCKROSE"
	COPROSMA SPECIES "MIRROR PLANT"
	DIANELLA SPECIES "FLAX LILY"
	GREVILLEA SPECIES "GREVILLEA"
	HEUCHERA SPECIES "CORAL BELLS"
	JUNCUS SPECIES "RUSH"
	LONICERA JAPONICA "JAPANESE HONEYSUCKLE"
	MAHONIA SPECIES "OREGON GRAPE"
	NANDINA DOMESTICA SPECIES "HEAVENLY BAMBOO"
	PHLOMIS FRUTICOSA "JERUSALEM SAGE"
	PHORMIUM TENAX "NEW ZEALAND FLAX"
	RHAPHIOLEPIS SPECIES "INDIAN HAWTHORN"
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' "COFFEEBERRY"
	SALVIA SPECIES "SAGE"

NO. OF TREES PROVIDED (Including new street trees)	= 17

2930 SEPULVEDA BLVD.

LOS ANGELES, CA.
TCA # 2022-094

TCA ARCHITECTS | KARECO | TGP

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

LEVEL 1 | L-1.2

NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST.
ALL PLANT TYPES MAY NOT BE SPECIFIED.

PLANT LEGEND - LEVEL 2

SYMBOL	BOTANICAL NAME "COMMON NAME"
TREES - 24" BOX MIN.	
	LAURUS NOBILIS "BAY LAUREL"
	MAGNOLIA STELLATA "STAR MAGNOLIA"
	METROSIDEROS EXCELSUS "NEW ZEALAND CHRISTMAS TREE"
	ACER PALMATUM SPECIES "JAPANESE MAPLE"
	BAUHINIA SPECIES "ORCHID TREE"
	LAGERSTROEMIA INDICA SPECIES "CRAPE MYRTLE"
SHRUBS AND GROUND COVERS	
	ACANTHUS MOLLIS "BEAR'S BREECHES"
	AJUGA REPTANS "BUGLEWEED"
	ASPIDISTRA ELATIOR "CAST-IRON PLANT"
	BAMBUSA SPECIES "BAMBOO"
	BERGENIA SPECIES "BERGENIA"
	BRUGMANSIA SPECIES "ANGLE'S TRUMPET"
	BUXUS SPECIES "BOXLEAF"
	CARISSA MACROCARPA "NATAL PLUM"
	CLIVIA MINIATA "BUSH LILY"
	DIANELLA SPECIES "FLAX LILY"
	EUONYMUS FORTUNEI "FORTUNE'S SPINDLE"
	FATSIA JAPONICA "GLOSSY-LEAF PAPERPLANT"
	HEUCHERA SPECIES "CORAL BELLS"
	LAVANDULA SPECIES "LAVENDER"
	LIRIOPE SPECIES "LILY TURF"
	LOROPETALUM CHINENSE "CHINESE FRINGE FLOWER"
	NANDINA DOMESTICA SPECIES "HEAVENLY BAMBOO"
	PHILODENDRON XANADU "XANADU"
	SCHEFFLERA SPECIES "UMBRELLA PALM"
	STRELITZIA REGINAE "BIRD OF PARADISE"

OUTDOOR COMMON OPEN SPACE AREA	= 2,381 sq.ft.
MINIMUM (25%) REQUIRED LANDSCAPE AREA	= 595 sq.ft.
LANDSCAPE AREA PROVIDED	= 1,138 sq.ft.

NO. OF TREES PROVIDED	= 3

2930 SEPULVEDA BLVD.
LOS ANGELES, CA.
TCA # 2022-094

TCA ARCHITECTS

KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

TGP

LEVEL 2

L-1.3

NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST.
ALL PLANT TYPES MAY NOT BE SPECIFIED.

PLANT LEGEND - LEVEL 6

SYMBOL	BOTANICAL NAME "COMMON NAME"
SCULPTURAL SHRUBS	
	ALOE BARBERAE "TREE ALOE"
	CERCIDIUM 'DESERT MUSEUM' "DESERT MUSEUM PALO VERDE"
	CHILOPSIS LINEARIS "DESERT WILLOW"
	DRACAENA DRACO "DRAGON TREE"
SCREENING HEDGE	
	DODONAEA VISCOSA 'PURPUREA' "PURPLE HOPSEED BUSH"
	LEUCOPHYLLUM FRUTESCENS 'GREEN LEAF' "TEXAS RANGER"
	PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON "VARIEGATED TOWHIWHI"
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN "SILVER SHEEN KOHUHU"
SHRUBS & GROUNDCOVER	
	AGAVE SPECIES "AGAVE"
	ALOE SPECIES "ALOE"
	CHONDROPETALUM TECTORUM "SMALL CAPE RUSH"
	DASYLIRION SPECIES "SOTOL"
	HESPERALOE SPECIES "YUCCA"
	SEDUM SPECIES "STONE CROP"
	SENECIO SPECIES "CHALKSTICKS"
	ELYMUS CONDENSATUS 'CANYON PRINCE' "CANYON PRINCE WILD RYE"
	HELICTOTRICHON SEMPERVIRENS "BLUE OAT GRASS"
	MISCANTHUS SINENSIS 'ADAGIO' "DWARF MAIDEN GRASS"
	MUHLENBERGIA SPECIES "MUHLY"
	PENNISETUM SPECIES "FOUNTAIN GRASS"

OUTDOOR COMMON OPEN SPACE AREA	= 964 sq.ft.
MINIMUM (25%) REQUIRED LANDSCAPE AREA	= 241 sq.ft.
LANDSCAPE AREA PROVIDED	=242 sq.ft.

NO. OF TREES PROVIDED	= 2

2930 SEPULVEDA BLVD.
LOS ANGELES, CA.
TCA # 2022-094

TCA ARCHITECTS

KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024

TGP

LEVEL 6

L-1.4

City of Los Angeles
Department of City Planning

10/23/2024
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
2930 S SEPULVEDA BLVD

ZIP CODES
90064

RECENT ACTIVITY
None

CASE NUMBERS
CPC-2380
CPC-2024-5548-DB-PR-HCA
CPC-2018-7546-CPU
CPC-2014-1457-SP
CPC-2009-1536-CPU
CPC-2005-8252-CA
CPC-1984-155-HD
ORD-95001
ORD-94956
ORD-186108
ORD-183497
ORD-171492
ORD-161141
ZA-19XX-22034
ZA-19XX-17551
ZA-15716
ENV-2024-5549-EAF
ENV-2014-1458-EIR-SE-CE
ENV-2009-1537-EIR
ENV-2005-8253-ND
AFF-28359

Address/Legal Information	
PIN Number	120B157 158
Lot/Parcel Area (Calculated)	10,422.5 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID C7
Assessor Parcel No. (APN)	4251003032
Tract	TR 14252
Map Reference	M B 298-15/16
Block	None
Lot	38
Arb (Lot Cut Reference)	None
Map Sheet	120B157
Jurisdictional Information	
Community Plan Area	West Los Angeles
Area Planning Commission	West Los Angeles
Neighborhood Council	Westside
Council District	CD 5 - Katy Young Yaroslavsky
Census Tract #	2717.02
LADBS District Office	West Los Angeles
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	C2-1VL
	R4P-1
Zoning Information (ZI)	ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation
	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
	ZI-2486 Streetscape Plan: Exposition Corridor/Livable Boulevards
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No

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POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	No
Streetscape	Exposition Corridor
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Assessor Information	
Assessor Parcel No. (APN)	4251003032
APN Area (Co. Public Works)*	0.593 (ac)
Use Code	2300 - Commercial - Bank, Savings and Loan - One Story
Assessed Land Val.	$5,112,949
Assessed Improvement Val.	$831,001
Last Owner Change	12/06/2018
Last Sale Amount	$0
Tax Rate Area	67
Deed Ref No. (City Clerk)	422550
	2353
	230326
	1384692
	1231090
	1041724
	0805715
	0720155
	0575291
	0521238
	0422550
Building 1	
Year Built	1962
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	7,645.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 4251003032]
Additional Information	
Airport Hazard	None

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Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.70519144
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 4251003032]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A

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Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	West
Division / Station	Pacific
Reporting District	1403
Fire Information	
Bureau	West
Battallion	9
District / Fire Station	59
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	CPC-2024-5548-DB-PR-HCA
Required Action(s):	DB-DENSITY BONUS HCA-HOUSING CRISIS ACT
Project Descriptions(s):	Pursuant to LAMC Section 12.22 A.25 a Density Bonus development requesting on and off-menu incentives and 2 waivers of development standards. On Menu incentives 1) Averaging of the C21VL and R4P1 zones (FAR, Density, Open Vehicular Access and Parking) 2) 35% increase to the FAR Off Menu incentives 1) Rear yard setback reduction to permit a 5-foot rear yard setback in lieu of 18. Waivers 1) Waive the transitional height at the C2-1VL zone. 2) Height increase of 26 feet at the C2-1VL zone.
Case Number:	CPC-2018-7546-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.
Case Number:	CPC-2014-1457-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2009-1536-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINE PLAN DESIGNATIONS, FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS, AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, ENHANCEMENT OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETSCAPE IMPROVEMENTS SURROUNDING FUTURE LIGHT-RAIL (EXPO LINE) TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS. WITHIN THE PALMS STUDY AREA, THE CITY INTENDS TO EXTEND THE LIVABLE BOULEVARDS STUDY BEYOND THE WEST LOS ANGELES CPA TO CREATE VIABLE COMMERCIAL CENTERS AND RESIDENTIAL NEIGHBORHOODS IN THE PALMS COMMUNITY AND IMPLEMENT GOALS AND POLICIES IN THE PALMS-MAR VISTA-DEL REY COMMUNITY PLAN AND FRAMEWORK ELEMENT. WITHIN THE PALMS AREA, IMPROVEMENTS TO THE LOCAL TRANSPORTATION NETWORK FOR PEDESTRIAN, BICYCLES, AND AUTOS WILL BE RECOMMENDED. ZONING TOOLS SUCH AS OVERLAY DISTRICTS MAY BE USED IN SELECTED AREAS TO COMPLEMENT STREET ENHANCEMENTS BY IMPROVING BUILDING DESIGN AND WALKABILITY, RESULTING IN ZONE CHANGES.
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-1984-155-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	HEIGHT DISTRICT CHANGE FROM H.D. NO. 1 TO H.D. NO. 1VL - COMMERCIALLY-ZONED PROPERTIES ON NATIONAL BLVD.
Case Number:	ZA-19XX-22034
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-19XX-17551
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2024-5549-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT

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Project Descriptions(s):	Pursuant to LAMC Section 12.22 A.25 a Density Bonus development requesting on and off-menu incentives and 2 waivers of development standards. On Menu incentives 1) Averaging of the C21VL and R4P1 zones (FAR, Density, Open Vehicular Access and Parking) 2) 35% increase to the FAR Off Menu incentives 1) Rear yard setback reduction to permit a 5-foot rear yard setback in lieu of 18. Waivers 1) Waive the transitional height at the C2-1VL zone. 2) Height increase of 26 feet at the C2-1VL zone.
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2009-1537-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINE PLAN DESIGNATIONS, FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS, AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, ENHANCEMENT OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETSCAPE IMPROVEMENTS SURROUNDING FUTURE LIGHT-RAIL (EXPO LINE) TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS. WITHIN THE PALMS STUDY AREA, THE CITY INTENDS TO EXTEND THE LIVABLE BOULEVARDS STUDY BEYOND THE WEST LOS ANGELES CPA TO CREATE VIABLE COMMERCIAL CENTERS AND RESIDENTIAL NEIGHBORHOODS IN THE PALMS COMMUNITY AND IMPLEMENT GOALS AND POLICIES IN THE PALMS-MAR VISTA-DEL REY COMMUNITY PLAN AND FRAMEWORK ELEMENT. WITHIN THE PALMS AREA, IMPROVEMENTS TO THE LOCAL TRANSPORTATION NETWORK FOR PEDESTRIAN, BICYCLES, AND AUTOS WILL BE RECOMMENDED. ZONING TOOLS SUCH AS OVERLAY DISTRICTS MAY BE USED IN SELECTED AREAS TO COMPLEMENT STREET ENHANCEMENTS BY IMPROVING BUILDING DESIGN AND WALKABILITY, RESULTING IN ZONE CHANGES.
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

CPC-2380

ORD-95001

ORD-94956

ORD-186108

ORD-183497

ORD-171492

ORD-161141

ZA-15716

AFF-28359

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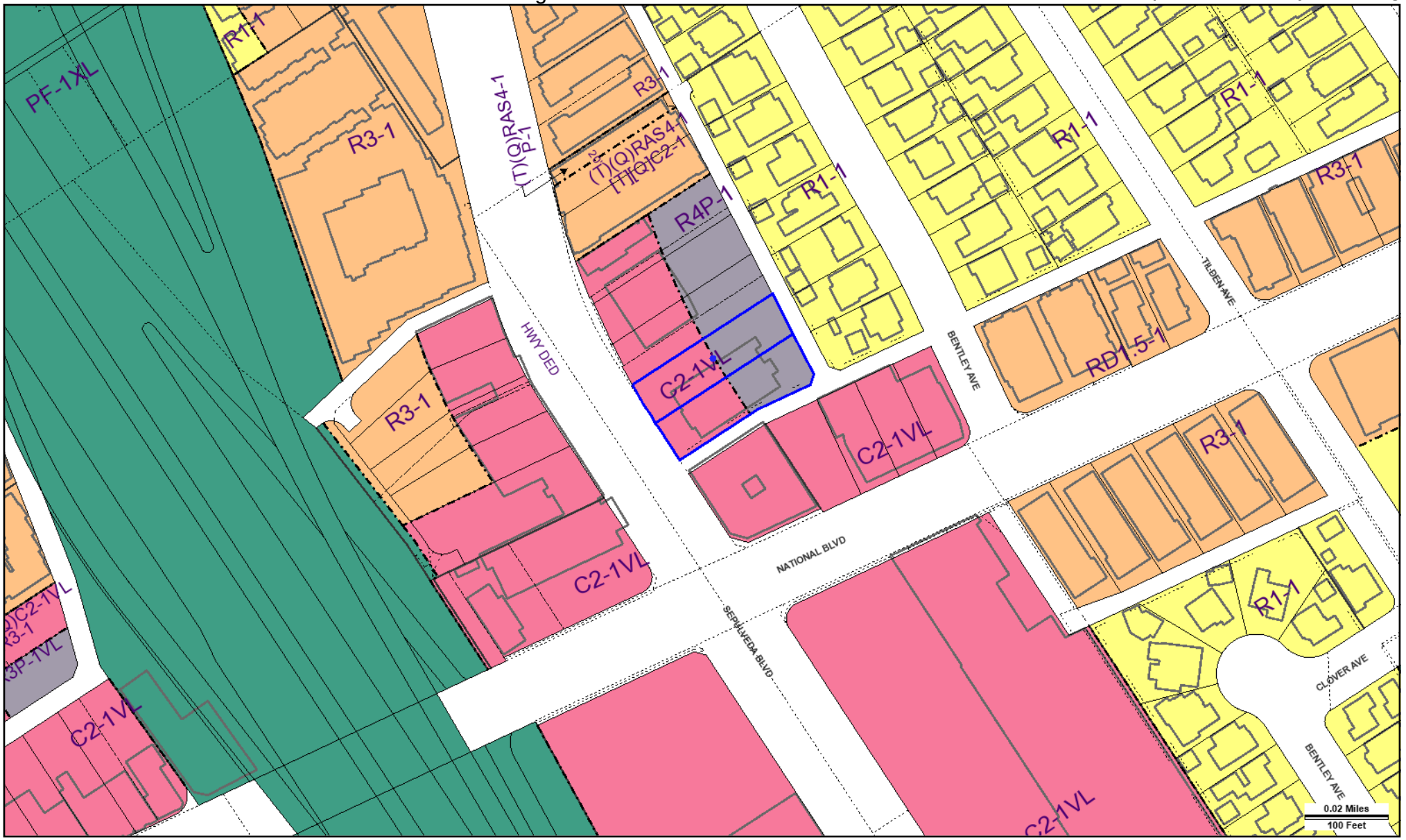
ZIMAS PUBLIC

Generalized Zoning

10/23/2024

City of Los Angeles
Department of City Planning



Address: 2930 S SEPULVEDA BLVD
APN: 4251003032
PIN #: 120B157 158

Tract: TR 14252
Block: None
Lot: 38
Arb: None

Zoning: C2-1VL, R4P-1
General Plan: Community Commercial

N
W E
S

LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

INDUSTRIAL

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

PARKING

- Parking Buffer

PORT OF LOS ANGELES

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

LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES

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

FRAMEWORK

COMMERCIAL

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

INDUSTRIAL

- Limited Industrial
- Light Industrial

CIRCULATION

STREET

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

FREEWAYS

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

MISC. LINES

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

POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

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

COASTAL ZONE

- Coastal Commission Permit Area
- Dual Permit Jurisdiction Area
- Single Permit Jurisdiction Area
- Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

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

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2020
- Building Outlines 2017
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells - Acitive
- Wells - Inactive

DENSITY BONUS - PROJECT REVIEW

QMS Quality Mapping Service
14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qesqms.com

THOMAS BROTHERS
Page: 632 **Grid:** C-7

LEGAL
LOT: 38-39 , POR 37 (ARB 2)
TRACT: 14252
M.B. 298-15/16

ASSESSOR PARCEL NUMBER: 4251-003-032
SITE ADDRESS: 2930 S. SEPULVEDA BLVD.

CD: 05
CT: 2717.02
PA: WEST LOS ANGELES
USES: RECORD / FIELD

CASE NO:
SCALE: 1" = 100'
D.M.: 120B157 , 123B157

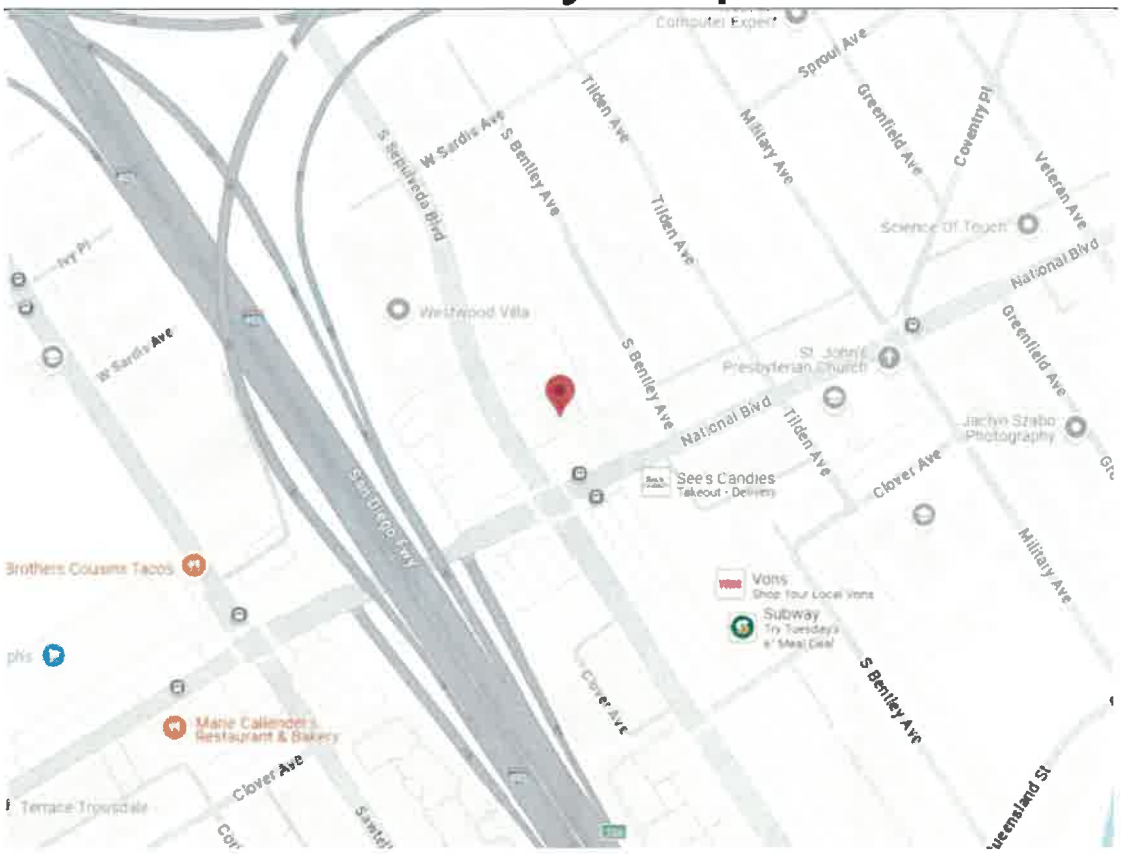
CONTACT: W BAKER CONSULTING
PHONE: 805-551-5651

NORTH

DATE: 02-19-2025
Update:

NET AC: 0.591 +/-
QMS: 25-035

Vicinity Map



Address: 2930 S SEPULVEDA BLVD

25-035

2930 S Sepulveda Blvd

Vicinity Map

Imagery ©2024 Airbus, Data CSUMB SFML, CA OPC, Maxar Technologies, Map data ©2024 200 ft

29 SEPULVEDA PHOTO INDEX

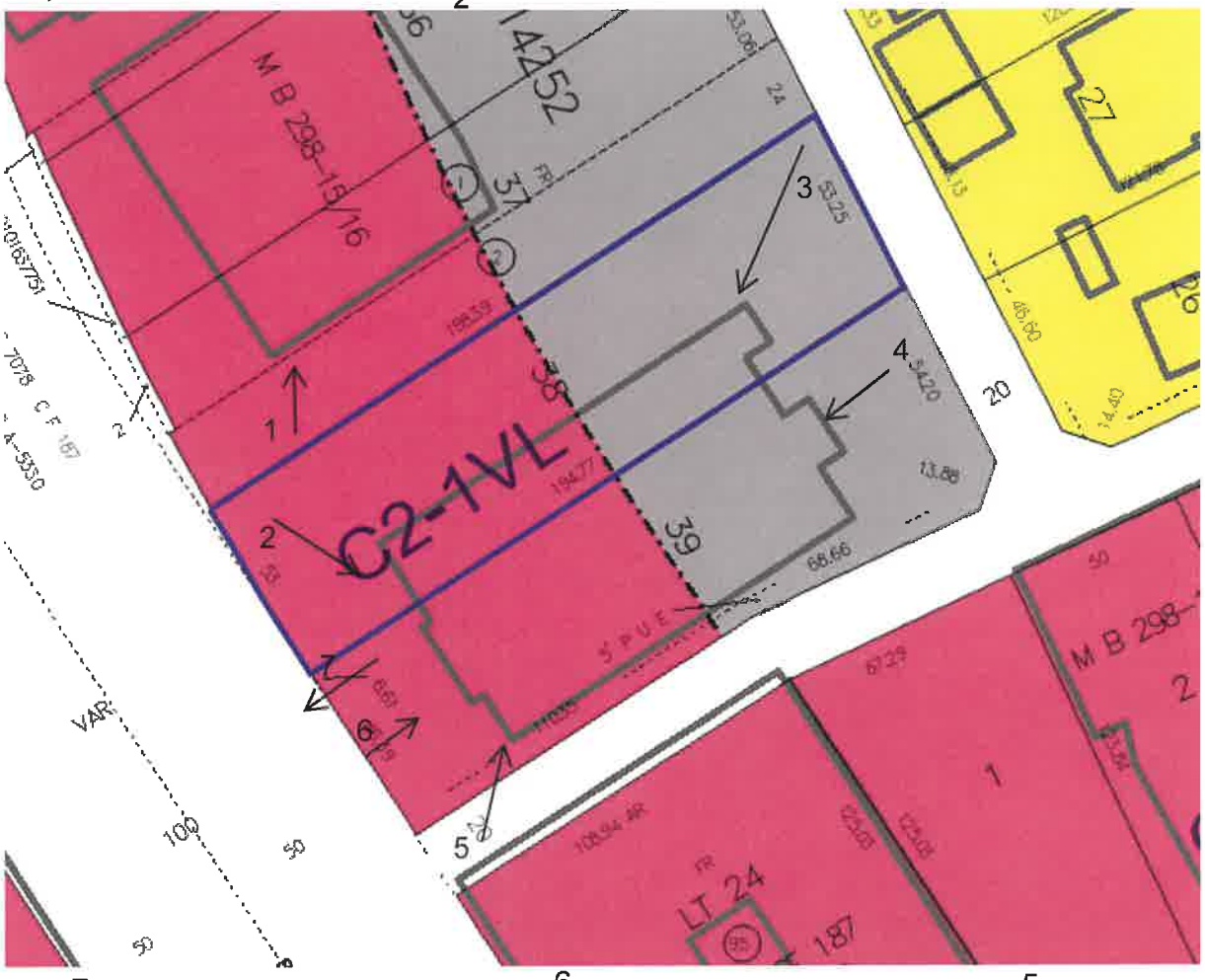
C. C-2024-5548

1

2

3

4



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5

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: May 13, 2025

To: Vincent P. Bertoni, Director
Department of City Planning
Attn: Kyle Winston (City Planner)

From: Hui M. Huang, Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering (BOE)

Subject: **Case No. CPC-2024-5548-DB-PR-HCA (2930 South Sepulveda Boulevard)**

The following recommendations identifying the infrastructure deficiencies adjacent to the above-referenced site. The recommendations are respectfully submitted for your consideration in the approval of a Density Bonus, Project Review, and Vesting Housing Crisis Act application:

1. Dedication Required:

   Sepulveda Boulevard (Boulevard II) – A variable width to a 5-foot wide strip of land along the property frontage to complete a 55-foot wide half right-of-way in accordance with Boulevard II standard.

   Alley (East of Sepulveda Boulevard) – None.

   Alley (North of National Boulevard) – None.

2. Improvements Required:

   Sepulveda Boulevard – Construct a new full-width concrete sidewalk along abutting the new property line. Repair and or replace any broken, off-grade concrete curb, gutter and adjacent roadway pavement. Close all unused driveways with full height concrete curb, 2-foot gutter and sidewalk.

   Alley (E/o Sepulveda Boulevard) – Repair any broken, damaged, cracked or off-grade alley pavement and longitudinal concrete gutter. Upgrade the alley intersection at Sepulveda Boulevard (as necessary) per BOE standard.

   Alley (N/o National Boulevard) – Repair any broken, damaged, cracked or off-grade alley pavement and longitudinal concrete gutter.

   Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the

surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-6 and S444-0.

Upgrade all existing curb ramps to comply with ADA requirements.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information at https://engpermits.lacity.org/public or via https://appointments.lacity.org/apptsys/Public/Account.

Board of Public Works approval be obtained for the removal of any tree in the existing or proposed right-of-way area associated with the improvement requirements outlined herein. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for removal of such trees.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting at https://lalights.lacity.org or via https://appointments.lacity.org/apptsys/Public/Account.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Transportation regarding traffic signals, signs and equipment at (213) 485-1062 or via https://appointments.lacity.org/apptsys/Public/Account.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-0562 or via https://appointments.lacity.org/apptsys/Public/Account.

Refer to the Fire Department Hydrants and Access Unit regarding fire hydrants at (213) 482-6543 or via https://appointments.lacity.org/apptsys/Public/Account.

3. Provide proper drainage for street being improved and for the site being developed. Any discharge of roof or site storm water drainage must be through a curb outlet. Discharge must be by gravity flow or approved outlet structure from the property line to the curb face.

4. Sewer lines exist in Sepulveda Boulevard and in the alley east of Sepulveda Boulevard. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

5. Submit a request to the West Los Angeles (WLA) District Office sewer counter to determine the capacity of the existing public sewer to accommodate the proposed development at https://engpermits.lacity.org/public or via https://appointments.lacity.org/apptsys/Public/Account.

6. Submit a parking area and driveway plan to the WLA District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Any questions regarding this report may be directed to the Bureau of Engineering – Permit Case Management Division – Land Development Group, via the Customer Service Request system at https://dscsr.lacity.org/.

FORM GEN. 160A (Rev. 1/82)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

2930 S. Sepulveda Boulevard
DOT Case No. WLA23-116242

Date: March 11, 2024

To: Brenda Kahinju, Senior Administrative Clerk
Department of City Planning

From: Eduardo Hermoso, Transportation Engineer
Department of Transportation

Subject: **TRAFFIC ASSESSMENT FOR THE PROPOSED RESIDENTIAL PROJECT LOCATED AT 2930 SOUTH SEPULVEDA BOULEVARD**

The Department of Transportation (DOT) has reviewed the transportation analysis prepared by Jano Baghdanian & Associates, dated February 20, 2024, for the proposed residential project located at 2930 S. Sepulveda Boulevard. In compliance with SB 743 and the California Environmental Quality Act (CEQA) , a vehicle miles traveled (VMT) analysis is required to identify the project's ability to promote the reduction of green-house gas emissions, access to diverse land uses, and the development of multi-modal networks. The significance of a project's impact in this regard is measured against the VMT thresholds established in DOT's Transportation Assessment Guidelines (TAG), as described below.

DISCUSSION AND FINDINGS

A. Project Description

The project entails the demolition of an unoccupied bank structure and surface parking lot to construct a six-story podium Apartment building consisting of 77 dwelling units within the West Los Angeles Community Plan Area. Vehicular access to the project site will be located via the south side of the property along the alleyway as shown in Figure 2, **Attachment A.** Parking for the project will be provided on-site. The project is expected to be completed by 2025.

B. Freeway Safety Analysis

Per Section 2.4 of the TAG, the study addresses the project's effects on vehicle queuing on freeway off-ramps. Such an evaluation measures the project's potential to lengthen a forecasted off-ramp queue and create speed differentials between vehicles exiting the freeway off-ramps and vehicles operating on the freeway mainline.

The evaluation included in the assessment by Jano Baghdanian & Associates, identified the number of project trips expected to be added to nearby freeway off-ramps serving the project site. It was determined that project traffic at any freeway off-ramp will not exceed 25 peak hour trips. Therefore, a freeway ramp analyses is not required.

C. CEQA Screening Threshold

Prior to accounting for trip reductions resulting from the application of Transportation Demand Management (TDM) Strategies, a trip generation analysis was conducted to determine if the project would exceed 250 daily vehicle trips screening threshold. Using the City of Los Angeles VMT Calculator tool, which draws upon trip rate estimates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition as well as applying trip generation adjustments when applicable, based on sociodemographic data and the built

environment factors of the project's surroundings, it was determined that the Project **does** exceed the net 250 daily vehicle trips threshold. A copy of the VMT calculator screening page, with the corresponding net daily trips estimate, is provided as **Attachment B** to this report.

D. Transportation Impacts

On July 30, 2019, pursuant to SB 743 and the recent changes to Section 15064.3 of the State's CEQA Guidelines, the City of Los Angeles adopted VMT as a criteria in determining transportation impacts under CEQA. The new DOT TAG provides instructions on preparing transportation assessments for land use proposals and defines the significant impact thresholds.

The DOT VMT Calculator tool measures project impact in terms of Household VMT per Capita, and Work VMT per Employee. DOT identified distinct thresholds for significant VMT impacts for each of the seven Area Planning Commission (APC) areas in the City. For the West LA APC area, in which the Project is located, the following thresholds have been established:

- Household VMT per Capita: 7.4
- Work VMT per Employee: 11.1

As cited in the VMT Analysis report, prepared by Jano Baghdanian & Associates, the Household VMT per capita is 5.8. Since the project does not include a commercial component the Work VMT per employee does not apply.

Therefore, it is concluded that implementation of the Project would not result in a significant Household or Work VMT impact. A copy of the VMT Calculator summary report is provided as **Attachment C** to this report.

E. Access and Circulation

During the preparation of the new CEQA guidelines, the State's Office of Planning and Research stressed that lead agencies can continue to apply traditional operational analysis requirements to inform land use decisions provided that such analyses were outside of the CEQA process. The authority for requiring non-CEQA transportation analysis and requiring improvements to address potential circulation deficiencies, lies in the City of Los Angeles' Site Plan Review authority as established in Section 16.05 of the LAMC. Therefore, DOT continues to require and review a project's site access, circulation, and operational plan to determine if any access enhancements, transit amenities, intersection improvements, traffic signal upgrades, neighborhood traffic calming, or other improvements are needed.

Per the screening criteria described in Section 3.3 of the TAG, since the project does not generate a net increase of 500 or more daily vehicle trips further analysis is not required. As shown on **Attachment B**, the project has a net increase of 356 net daily vehicle trips.

PROJECT REQUIREMENTS

To comply with transportation and mobility goals and provisions of adopted City plans and ordinances, the applicant should be required to implement the following:

1. Parking Requirements

The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for this project. The project is proposing 84 on-

site vehicle parking spaces, with 66 bicycle parking spaces.

2. Highway Dedication and Street Widening Requirements
In order to mitigate potential access and circulation impacts, the applicant may be required to make highway dedications and improvements. The applicant shall consult the Bureau of Engineering (BOE) for any highway dedication or street widening requirements. These requirements must be guaranteed before the issuance of any building permit through the B-permit process of the BOE. They must be constructed and completed prior to the issuance of any certificate of occupancy to the satisfaction of DOT and BOE.

3. Project Access and Circulation
The proposed site plan is acceptable to DOT; however, review of the study does not constitute approval of the driveway dimensions and internal circulation schemes. Those require separate review and approval and should be coordinated with DOT's West LA/Coastal Development Review Section (7166 W Manchester Ave, @ 213-485-1062). In order to minimize potential building design changes, the applicant should contact DOT for driveway width and internal circulation requirements so that such traffic flow considerations are designed and incorporated early into the building and parking layout plans. All truck loading and unloading should take place on site with no vehicles backing into the project from public streets via any of the project driveways.

4. Worksite Traffic Control Requirements
DOT recommends that a construction work site traffic control plan be submitted to DOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to http://ladot.lacity.org/what-we-do/plan-review to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related truck traffic be restricted to off-peak hours to the extent feasible.

5. Transportation Impact Assessment (TIA) Fee
Pursuant to Section 1.D.2 of the Fee Ordinance No. 186105 as authorized by the West Los Angeles Transportation Improvement & Mitigation Plan (WLA TIMP), an applicant for a project within the Specific Plan area, except as exempted, shall pay, or guarantee payment of a TIA Fee prior to issuance of any building permit. Applicable fee rates are identified in the TIA Fee Table of the Fee Ordinance. The applicable fee for the proposed project has been determined as follows:

Proposed Use
Land Use: Apartment = *$6,199.00 / dwelling unit*
Approximate TIA Fee: *(77 dwelling units) * ($6,199.00/ DU) = $477,323.00*

Pursuant to Section 1.C.4 of the Fee Ordinance No. 186105 as authorized by the WLA TIMP, the Transportation Cost Factor shall be increased (or decreased) as of January 1 of each year by the amount of the percentage increase (or decrease) in the most recently available City Building Code Index, as determined by DOT. Therefore, the actual TIA Fee

may vary depending upon when payment is made to DOT.

6. Development Review Fees
Section 19.15 of the LAMC identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact me at (213) 485-1062.

Attachments

c: Kristen Torres Pawling, Jarrett Thompson, Jennifer Torres , Council District No. 5
Rudy Guevara, LADOT
Mike Patonai, Oscar Gutierrez, BOE
Jano Baghdanian, Jano Baghdanian & Associates

Figure 2 - Project Site Plan

CITY OF LOS ANGELES VMT CALCULATOR Version 1.4

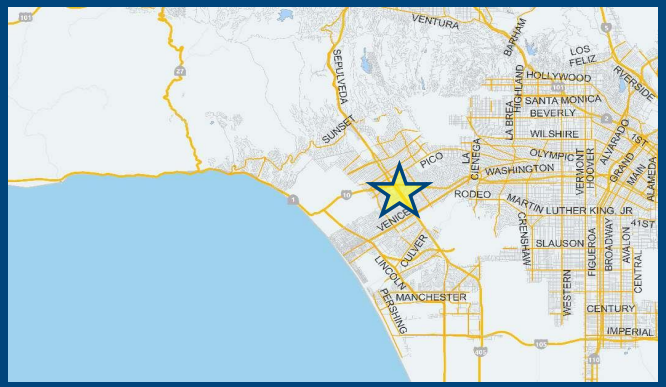
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: 2930 SEPULVEDA

Scenario:

Address: 2930 S SEPULVEDA BLVD, 90064



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
Housing | Single Family		DU

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
Housing | Multi-Family	77	DU
Housing | Multi-Family	77	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
0 Daily Vehicle Trips	356 Daily Vehicle Trips
0 Daily VMT	2,146 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	356 Net Daily Trips
The net increase in daily VMT ≤ 0	2,146 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf

The proposed project is required to perform VMT analysis.

Measuring the Miles

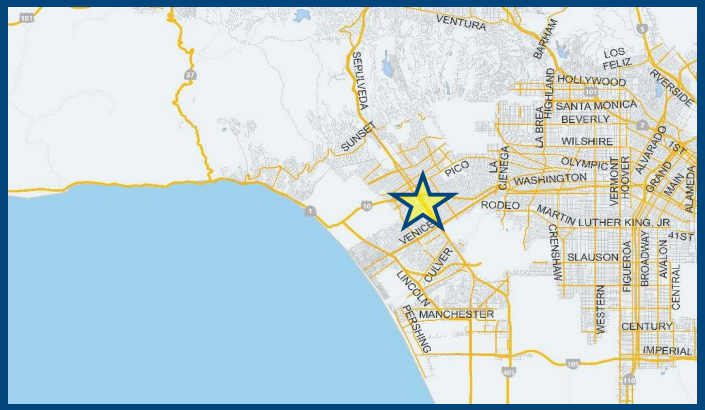
CITY OF LOS ANGELES VMT CALCULATOR Version 1.4

Project Information

Project: 2930 SEPULVEDA

Scenario:

Address: 2930 S SEPULVEDA BLVD, 90064



Proposed Project Land Use Type	Value	Unit
Housing | Multi-Family	77	DU

TDM Strategies

Select each section to show individual strategies

Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	**No**	**No**
Max Work Based TDM Achieved?	**No**	**No**

A Parking

Reduce Parking Supply
☐ Proposed Prj ☐ Mitigation
100 city code parking provision for the project site
84 actual parking provision for the project site

Unbundle Parking
☐ Proposed Prj ☐ Mitigation
175 monthly parking cost (dollar) for the project site

Parking Cash-Out
☐ Proposed Prj ☐ Mitigation
50 percent of employees eligible

Price Workplace Parking
☐ Proposed Prj ☐ Mitigation
6.00 daily parking charge (dollar)
50 percent of employees subject to priced parking

Residential Area Parking Permits
☐ Proposed Prj ☐ Mitigation
200 cost (dollar) of annual permit

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure

G Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
356 Daily Vehicle Trips	**356** Daily Vehicle Trips
2,146 Daily VMT	**2,146** Daily VMT
5.8 Household VMT per Capita	**5.8** Household VMT per Capita
N/A Work VMT per Employee	**N/A** Work VMT per Employee

Significant VMT Impact?

Proposed Project	With Mitigation
Household: No Threshold = 7.4 15% Below APC	**Household: No** Threshold = 7.4 15% Below APC
Work: N/A Threshold = 11.1 15% Below APC	**Work: N/A** Threshold = 11.1 15% Below APC

Measuring the Miles

CPC-2024-5548

Reference Number: 202300675

ENGINEERING
CITY OF LOS ANGELES

PRELIMINARY LAND USE REPORT

(PLANNING CASE REFERRAL FORM (PCRF))

The City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

This is a Preliminary Land Use Report to provide the applicant with a general understanding of what may be required by BOE for a City Planning Case if, after filing, it is referred to BOE; and what may otherwise be required by BOE per Los Angeles Municipal Code Section 12.37 (Highway and Collector Street Dedication) if the City Planning Case is not referred to BOE.

Part I: To be completed by Applicant

DCP Case Number (If Available): _____

Applicant: Rodney Khan

Address: PO Box 816

Montrose CA 91021

Phone: 8182165315

Email: khanconsulting@aol.com

Owner: George Garikian

Address: 1211 Cortez Drive

Glendale CA 91207

Project Address: 2930 S. Sepulveda Blvd

APN: 4251003032

Engineering District: West LA

Project Description (attach ZIMAS Map with highlighted Parcel(s)):
Construction of a new Density bonus housing Project which consists of 77 units in a 6-story building envelope.

Is there a Tract or Parcel Map being filed in conjunction with this: NO

If yes; provide Map No. _____

Has the Tract / Parcel report been prepared and submitted to DCP by BOE: NO

Will new building(s)/structure(s) be constructed as part of this project: YES

The Preliminary Land Use Report may be voluntarily filed to provide a general understanding of potential required dedication and improvements on existing streets but is not intended to provide preliminary requirements for a Subdivision (Tract or Parcel Map), Private Street Case, or Street/Alley Vacation. If a Tract/Parcel report has been prepared and submitted to DCP by BOE, please refer to the Tract/Parcel map conditions.

Part II: To be Completed by BOE Staff:

Is property within the Hillside Ordinance area (Sections 12.21A17 & 12.21 C10 of LAMC)?: NO

Is the property subject to Section 12.37 of the LAMC? : YES

Is the project in the Historic Overlay Preservation Zone? : NO

Does the project adjoin a State Highway? NO

Is the project within 100' of the intersection of the intersection of the building lines of a corner lot? NO

(Per Section 91.106.4.7.1 of LAMC)

Is the project within a streetscape area? YES

The Preliminary Land Use Report does not provide preliminary information for projects subject to the Baseline Hillside Ordinance. (Obtain a Hillside Referral Form from BOE for Hillside Ordinance project requirements.)

DEDICATIONS

Street/Alley	Classification	Ex Full R/W	Req Full R/W	Ex. Adj. Half R/W	Req. Adj. Half R/W	Adjacent Dedication Required	Required under 12.37	Required under a DCP Referred Planning Action
SEPULVEDA BLVD	BOULEVARD II	100-FT- VAR	110-FT	50-FT-VAR	55-FT	VAR-5-FT	YES	YES
ALLEY	ALLEY	20-FT	20-FT	10-FT	10-FT	0-FT	NO	NO
ALLEY	ALLEY	20-FT	20-FT	10-FT	10-FT	0-FT	NO	NO
							SELECT	SELECT
							SELECT	SELECT

Corner	Classification	Dimensions	Required under 12.37	Required under a DCP Referred Planning Action
			SELECT	SELECT
			SELECT	SELECT
			SELECT	SELECT
			SELECT	SELECT

ADDITIONAL NOTES:
Dedicate a variable width of up to 5-ft along the property street frontage to complete the 55-ft half Sepulveda Blvd right-of-way. No dedication required along either Alley.

IMPROVEMENTS

Steet/Alley	Classification	Ex Full Roadway	Req Full Roadway	Ex Adj. Half Roadway	Required Adjacent Half Roadway	Missing Improvements	Exist. Trees	Exist. CB	Potential Widening	Required under 12.37	Required under a DCP Referred Planning Action
SEPULVEDA BLVD	BOULEVARD II	74-ft-VAR	80-FT	37-FT-VAR	40-FT	NONE	1	8"	VAR	NO	YES
ALLEY	ALLEY	20-FT	20-FT	10-FT	10-FT	NONE	0	0	0-FT	NO	NO
ALLEY	ALLEY	20-FT	20-FT	10-FT	10-FT	NONE	0	0	0-FT	NO	NO

Corner	Classification	Provide/ Upgrade Corner Ramp	Required under 12.37	Required under a DCP Referred Planning Action
		SEL...	SELECT	SELECT
		SEL...	SELECT	SELECT

Street Trees: If the recommendation for Street Widening is marked "Yes", street tree removals may be required. Street Tree removals must be approved by the Board of Public Works. Applicantsshall contact the Urban Forestry Division (UFD) of StreetsLAat (213)-847-3077 before proceeding with the Master Land Use Application.Applicants are also advised to contact Urban Forestry Division (UFD) of Streets LA for proposed driveway location impacting existing street trees.

ADDITIONAL NOTES:

Widen and improve the existing half roadway to 40-ft along Sepulveda Blvd property frontage with construction of new asphalt pavement, new integral concrete curb and 2-ft gutter, and full width concrete sidewalk (ADA) to abut the new property line. Remove all non standard landscaping. Close all unused

driveways (with full width sidewalk, new integral concrete curb and 2-ft gutter). For both Alleys, construct new asphalt pavement to extend to the new property line with 2-ft longitudinal gutter. Reconstruct the half-alley intersection for the Alley to the south to current standards. For the intersecting longitudinal gutters, construct proper connection to current standards. Comply with all the BOE requirements of Exposition Corridor Streetscape Plan. Comply with all the LADOT requirements ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation.

Repairs: In all cases, applicantsmay be required to close any unused driveways; repair any sidewalks not compliant with ADA requirements, and install/replace public improvements such as driveway aprons and access ramps to meet ADA requirements. In cases referred to BOE by DCP, applicants will also be required to remove and reconstruct broken, off-grade, or bad order concrete curb, gutter, driveways or sidewalks.

Newly Dedicated Areas: In all cases referred by DCP to BOE, applicant may be required to fill in newly dedicated areas with concrete sidewalk, and will be required to remove or obtain Revocable Permit for any encroachments. In cases not referred but subject to L.A.M.C. Section 12.37, where there is existing sidewalk, applicantwill have the option to either: fill in newly dedicated areas with concrete sidewalk, obtain revocable permit for existing or new encroachments, or install/retain standard plant materials such as grass.

Other Public Improvements: Planning Cases may also have requirements for Public Improvements determined by Bureau of Street Lighting (BSL), Urban Forestry Division (UFD) of StreetsLA, and Los Angeles Department of Transportation (LADOT)

SEWERS

Does the lot have a legal connection to the sewer? YES

Distance from subject lot to the nearest mainline sewer? 15 Ft.

Sewers Exist in the following Rights-of-Way	Street/R/W	Street/R/W	Street/R/W	Street/R/W
Enter street names (select from options provided above)	Alley			

Sewer easement within the project site? NO

Sewer facilities within easements? NO

ADDITIONAL NOTES:

Sewer permit no. 27116-62.

STORM DRAINS

Are there storm drain catch basins existing in the right-of-way adjacent to the project site? 0 (Number)

Storm Drain easement within the project site? NO

Storm Drain facilities within easements? NO

ADDITIONAL NOTES:

NOTE: This is a Preliminary Land Use Report to provide the applicant with a general understanding of what <u>may</u> be required by BOE for a City Planning Case if, after filing, it is referred to BOE; and what may otherwise be required by BOE per Los Angeles Municipal Code Section (LAMC) 12.37 (Highway and Collector Street Dedication) if the City Planning Case is not referred to BOE.

For City Planning Cases, a formal investigation and engineering report may be required, if so determined by the City Planning Department. If so, the Engineering Report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the Engineering Report.

For cases not referred by City Planning to BOE, requirements of LAMC Section 12.37 may be applicable. To determine requirements of LAMC Section Section 12.37, a formal investigation and engineering report may be required during the Building Permit Plan Check clearance process as applicable. If so, the Highway Dedication ("R3") letter will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the Highway Dedication ("R3") letter. [LAMC Section 12.37 provides for minimum dedication and improvement requirements which do not preclude conditions established by City Planning actions]

Prepared by:_Kimberly Hernandez Kimberly Hernandez Date: 12/21/23

Reviewed by:_Nikta Mousavi Date: 01/10/2024

ZIMAS PUBLIC

Generalized Zoning

01/10/2024

City of Los Angeles
Department of City Planning

Address: 2930 S SEPULVEDA BLVD
APN: 4251003032
PIN #: 120B157 158

Tract: TR 14252
Block: None
Lot: 38
Arb: None

Zoning: C2-1VL, R4P-1
General Plan: Community Commercial

N
W
E
S

REFERRAL FORM

CPC-2024-5548

PRELIMINARY ZONING ASSESSMENT

This form is to serve as an inter-agency referral for City Planning applications associated with a project creating two or more residential units. As a part of a City Planning application, a completed Preliminary Zoning Assessment (PZA) form, accompanied by architectural plans, shall be submitted to Plan Check staff at the Department of Building and Safety (LADBS). LADBS Plan Check staff will sign the PZA form and the architectural plans once the informational Zoning Plan Check verifications are completed. Following the completion of the PZA process, a City Planning application may be filed along with all other applicable filing requirements.

Review of the referral form by City staff is intended to determine compliance with City zoning and land use requirements necessary to achieve the proposed project and to identify any zoning issues or necessary approvals that would need to be resolved through a City Planning application. The informational Zoning Plan Check done through the PZA process does not constitute a zoning approval and does not require compliance with development standards to be completed.

To check if a project type qualifies for and requires the PZA form, see the Housing Development Project Applicability Matrix available on the City Planning Forms webpage.

CONTACT INFORMATION

Department of Building and Safety, Affordable Housing Section

201 N. Figueroa St., Ste 830
Los Angeles, CA 90012
Phone: (213) 482-0455
Web: https://ladbs.org/services/special-assistance/affordable-housing
Email: LADBS.AHS@lacity.org

Department of City Planning, Development Services Center

For locations and hours:
https://planning.lacity.org/contact/locations-hours

THIS SECTION TO BE COMPLETED BY LADBS PLAN CHECK STAFF ONLY

LADBS Plan Check Staff Name and Title	**LADBS Plan Check Staff Signature**[1]
Jason Bravo - Architectural Associate I	JASON BRAVO Digitally signed by JASON BRAVO DN: C=US, E=JASON.BRAVO@LACITY.ORG, O=ZONING DIVISION, OU=LADBS, CN=JASON BRAVO Date: 2023.09.08 13:38:48-07'00'
Plan Check Application No.[2]	**Date**
23010 - 10000 - 01285	9/8/2023
Notes Z23LA05548	☐ **ED 1 Eligible**

1 LADBS Plan Check staff will sign the Preliminary Zoning Assessment Form once the Zoning Plan Check verifications are complete.
2 This completed form shall be accompanied by plans signed by a DBS Plan Check staff following the completion of a Zoning Plan Check.

THIS SECTION TO BE COMPLETED BY THE APPLICANT[3]

PROJECT INFORMATION

I. PROJECT LOCATION, ZONING & LAND USE JURISDICTION

Project Address: 2930 S. Sepulveda Blvd., Los Angeles, CA 90064

Project Name (if applicable): Density Bonus Housing Project

Assessor Parcel Number(s): 4251003032

Legal Description (Lot, Block, Tract): A portion of Lot 37, Lots 38 and 39, Tract No. 14252

Community Plan: West Los Angeles **Number of Parcels:** 1 **Site Area:** 25746 **sq. ft.**

Current Zone(s) & Height District(s): C21VL & R4P1 **Land Use Designation:** Commercial

☐ YES ☒ NO	**ED 1 Eligible**[4]	☐ YES ☒ NO	**Site Contains Historical Features**
☒ YES ☐ NO	**Alley in Rear**	☐ YES ☒ NO	**Downtown Design Guide Area**
☐ YES ☒ NO	**Coastal Zone**	☒ YES ☐ NO	**Special Grading Area (BOE) Area**
☐ YES ☒ NO	**Hillside Area (Zoning)**	☐ YES ☒ NO	**Very High Fire Hazard Severity Zone**
☐ YES ☒ NO	**Enterprise Zone**	☐ YES ☒ NO	**Greater Downtown Housing Incentive Area**

☒ **Specific Plan:** West Los Angeles Transportation Improvement and Mitigation

☐ **Historic Preservation Overlay Zone (HPOZ):** _____

☐ **Design Review Board (DRB):** _____

☐ **Redevelopment Project Area:** _____

☐ **Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.):** _____

☐ **Q Condition/ D Limitation/ T Classification *(Ordinance No. and Subarea):*** _____

Description of Condition: _____

_____

_____

☐ **Legal (Lot Cut Date)** _____

☐ **Related City Planning Cases** _____

[3] All fields in this form must be completed. If an item is not applicable, write N/A.

[4] Refer to Executive Directive 1 Implementation Guidelines for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

☒ **Z.I.(s)** ZI-2452, ZI-2427, ZI-2192, ZI-2486 and ZI-2498

☐ **Affidavits** _____

☐ **Easements** _____

☐ **TOC Tier[5] (if applicable to project)** _____

II. PROJECT DESCRIPTION

Project Description/Proposed Use To construct a new Density Bonus Housing Project which consists of 77 residential dwelling units in a 6-story building envelope. A total of 84 parking spaces will be provided along with short term and long term bycyle parking.

No. of Stories: 6 **No. of Dwelling Units:** 77 **Floor Area (Zoning):** 74,000

Present Use/No. of Units: Bank / 0

III. CITY PLANNING ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request to City Planning and (if applicable) the Section in the LAMC or the Specific Plan/Overlay from which relief is sought; follow with a description of the requested action.

Authorizing Code Section: _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Authorizing Code Section: _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☐ NO

[5] Must be verified by the City Planning Affordable Housing Services Section. A Tier Verification for projects using the TOC guidelines is required to initiate a Preliminary Zoning Assessment with LADBS. Contact Planning.PriorityHousing@lacity.org.

IV. APPLICANT INFORMATION[6]

Name: George Garikian

Phone: (818) 634-2161

Email: george.g@karecoinc.com

V. REPRESENTATIVE INFORMATION

Name: Rodney Khan

Phone: (818) 216-5315

Email: khanconsulting@aol.com

[6] An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing a case on behalf of a client (i.e. usually not the agent/representative).

VI. PRELIMINARY ZONING ASSESSMENT SUMMARY
THIS SECTION TO BE COMPLETED BY LADBS PLAN CHECK STAFF[7]

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable LAMC Section No.[8]	Comments and Additional Information
1	**Use**	MFD	MFD	☒ YES ☐ NO	12.14 - C2-1VL	☐ Conditional Use (LAMC Section 12.24) for _____ -
2	**Height**	71 FT	45 FT FOR C2-1VL + 33 FT (AB2345) = 78 FT	☐ YES ☒ NO ☐ N/A	12.21.1 12.11 - R4P-1 12.14 - C2-1VL	☒ Transitional Height applies (LAMC Section 12.21.1 A.10) ☐ Commercial Corner Development/Mini-Shopping Center height applies (LAMC Section 12.22 A.23(a)(1)) PROJECT DOES NOT MEET TRANSITIONAL HEIGHT REQUIREMENTS AT C2 ZONE - APPLICANT REQUEST (1) WAIVER FOR TRANSITIONAL HEIGHT REQUIREMENTS. AND (1) WAIVER FOR AN ADDITIONAL HEIGHT OF 26 FT FOR A TOTAL OF 71 FT BUILDING HEIGHT.

7 LADBS Plan Check staff will sign Section IV of the Preliminary Zoning Assessment (PZA) form and provide signed architectural plans once the Zoning Plan Check verifications are complete.

8 Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

JB **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[9]	Comments and Additional Information
3	**No. of Stories**	6 STORIES	C2-1VL - UNLIMITED FOR RESIDENTIAL PROJECTS IN A 1VL HEIGHT DISTRICT. R4 UNLIMITED	☒ YES ☐ NO ☐ N/A	LAMC Section 12.21.1 (if code prevails) -	-
4	**FAR** (Floor Area Ratio)	74355	1.5:1 FOR C2-1VL 3:1 FOR R4 13007 X 1.5 = 19510.5 SF 12749 X 3 = 38247 = 57757.5 x 35%=77972.6 SF	☐ YES ☐ NO ☐ N/A	12.21.1 12.22 A.25	APPLICANT REQUESTS INCREASE OF 35% FLOOR AREA PER 12.22. A.25 BASE INCENTIVES.

[9] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

JB **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[10]	Comments and Additional Information
5	**RFAR** (Residential Floor Area Ratio)	N/A	N/A	☐ YES ☐ NO ☒ N/A	-	-
6	**Density**	77 UNITS	29074 / 400 72.6 = 73 UNITS BASE + 32.5% = 97 UNITS	☒ YES ☐ NO ☐ N/A	12.11 - R4P-1 12.14 - C2-1VL 12.22 A.25	Density Ratio: ☒ Site Plan Review (16.05) / Major Project CUP (12.24 U.14) -

[10] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

JB ____ **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[11]	Comments and Additional Information
7	**Setback** (Front)	NONE PROVIDED	NOT REQUIRED FOR C2	☒ YES ☐ NO	12.14 - C2-1VL	Lot Line Location (Street Name): SEPULVEDA BLVD Lot Line Location (Street Name):
8	**Setback** (Side)	7 FT	5 FT + 1 FT FOR EACH STORY OVER 2 - FOR BOTH C2/R4 LOTS 7 FT BOTH SIDES (N/S)	☒ YES ☐ NO	12.11 - R4P-1 12.14 - C2-1VL	Offset/plane break met: ☐ YES ☐ NO ☒ N/A

[11] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

JB **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[12]	Comments and Additional Information
9	**Setback** (Rear)	5 FT PROVIDED	15 FT + 1 FT FOR EACH STORY OVER 3 - FOR BOTH C2/R4 LOTS 18 REQUIRED	☐ YES ☒ NO ☐ N/A	12.11 - R4P-1 12.14 - C2-1VL	APPLICANT REQUESTS (1) WAIVER FOR REAR YARD REDUCTION FROM 18 FT TO 5 FT.
10	**Building Line**	N/A	N/A	☐ YES ☐ NO ☒ N/A	Ordinance No.: -	-

[12] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

JB **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[13]	Comments and Additional Information
11	**Parking** (automobile)	Residential: 84 Non-Residential: N/A	Residential: 84 Non-Residential: N/A	☒ YES ☐ NO ☐ N/A	LAMC Section 12.21 A.4 (if code prevails) 12.21 A.16 AB2345	Design standards met(12.21 A5): ☒ YES ☐ NO Improvement standards met (12.21 A.6 (except landscaping, to be determined by City Planning)): ☐ YES ☐ NO
12	**Bicycle Parking** (residential)	Long-term: 60 Short-term: 6	Long-term: 60 Short-term: 6	☒ YES ☐ NO ☐ N/A	LAMC Section 12.21 A.16 (if code prevails) -	Facility standards met: ☒ YES ☐ NO Design standards met: ☒ YES ☐ NO -

[13] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

JB **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[14]	Comments and Additional Information
13	**Bicycle Parking** (non-residential)	Long-term: N/A Short-term: N/A	Long-term: N/A Short-term: N/A	☐ YES ☐ NO ☒ N/A	LAMC Section 12.21 A.16 (if code prevails) -	Facility standards met: ☐ YES ☐ NO Design standards met: ☐ YES ☐ NO -
14	**Open Space**	Total (sq. ft.): 8608 Common (sq. ft.): 5358 SF Private (sq. ft.): 3250 SF	Total: 8050 SF Common: MIN 50% Private: -	☒ YES ☐ NO ☐ N/A	LAMC Section 12.21 G (if code prevails) -	Units/Habitable Room <3: 63 =3: 14 >3: 0 Dimensions met: ☒ YES ☐ NO

[14] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

JB **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[15]	Comments and Additional Information
15	**Retaining Walls in Special Grading Areas**	Max Height: N/A Max Quantity: N/A	Max Height: N/A Max Quantity: N/A	☐ YES ☐ NO ☒ N/A	LAMC Section 12.21 C.8 (if code prevails) -	-
16	**Grading** (Zoning and Planning limitations)	N/A	N/A	☐ YES ☐ NO ☒ N/A	-	-

[15] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

JB **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[16]	Comments and Additional Information
17	**Lot Coverage**	N/A	N/A	☐ YES ☐ NO ☒ N/A	-	-
18	**Lot Width**	LOT TIE 99.39 FT	50 FT	☐ YES ☐ NO ☒ N/A	12.11 - R4P-1 12.14 - C2-1VL	-

[16] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

JB **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[17]	Comments and Additional Information
19	**Space between Buildings**	N/A	N/A	☐ YES ☐ NO ☒ N/A	LAMC Section 12.21 C.2(a) (if code prevails) -	-
20	**Passageway**	DIRECT ACCESS TO PUBLIC RIGHT OF WAY	DIRECT ACCESS TO PUBLIC RIGHT OF WAY	☒ YES ☐ NO ☐ N/A	LAMC Section 12.21 C.2(b) (if code prevails) -	-

[17] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

JB **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[18]	Comments and Additional Information
21	**Location of Accessory Buildings**	N/A	N/A	☐ YES ☐ NO ☒ N/A	LAMC Section 12.21 C.5 (if code prevails) -	-
22	**Loading Area**	N/A	N/A	☐ YES ☐ NO ☒ N/A	-	-

[18] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

JB **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[19]	Comments and Additional Information
23	**Trash & Recycling**	100 SF	100 SF	☒ YES ☐ NO ☐ N/A	12.21 A.19 (c)(2)	-
24	**Landscape**	*Conformance determined by Los Angeles City Planning*			-	-

[19] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

JB **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[20]	Comments and Additional Information
25	**Private Street**	☐ YES ☐ NO ☒ N/A	☐ YES ☐ NO ☒ N/A	☐ YES ☐ NO ☒ N/A	-	-
	Other (e.g., ground floor transparency, lighting, utilities, signage, walls, lot area, minimum frontage, etc.)	See additional sheets, if applicable				Additional Sheet(s) attached: ☐ YES ☒ NO -

[20] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

JB **(LADBS Staff Initials)**

REFERRAL FORM

AFFORDABLE HOUSING REFERRAL FORM

CPC-2024-5548

This form is to serve as a referral to the Los Angeles City Planning's Development Services Center (DSC) for Affordable Housing case filing purposes (in addition to the required City Planning Application and any other necessary documentation); and to the City of Los Angeles Housing Department (LAHD), Department of Building and Safety (LADBS), or other City agency for project status and entitlement need purposes. All Applicants are required to provide a complete set of architectural plans at the time that this form is submitted for review. Any application submitted that is missing any required materials will be considered incomplete and will not be reviewed until all materials are submitted.

This form shall be completed by the Applicant and reviewed and signed by City Planning DSC Afforable Housing Services Section (AHSS) Staff prior to filing an application for an entitlement, administrative review, or building permit. Any modifications to the content(s) of this form after its authorization by AHSS Staff is prohibited. City Planning reserves the right to require an updated Referral Form for the project if more than 180 days have transpired since the referral date, or as necessary, to reflect project modifications, policy changes, bus route changes, bus schedule changes, and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

Note: This Referral Form does not constitute a City Planning application. See the Forms webpage for City Planning Application (CP-7771.1) and the City Planning Application Filing Instructions (CP-7810). If the project is located within a Specific Plan or Overlay Zone, check with the assigned planner prior to preparing these plans, as some have additional or different requirements. An Assignment List can be found on the City Planning website at http://planning.lacity.org under the "About" tab, under "Staff Directory."

THIS SECTION TO BE COMPLETED BY AHSS STAFF ONLY

Planning Staff Name & Title: Rina Lara, City Planning Associate

Planning Staff Signature: Rina Lara — Digitally signed by Rina Lara Date: 2024.07.02 14:52:05 -07'00'

Referral Date: 7/2/2024 **Expiration Date:** 12/29/2024

Case Number: PAR- 2024-2252-AHRF

TRANSPORTATION QUALIFIERS (if applicable)

☐ **Major Transit Stop** ☐ **Paratransit / Fixed Bus Route** ☐ **Very Low Vehicle Travel Areas**

☑ **Other:** Not Eligible.

Location of Transit: Not applicable.

Qualifier #1: N/A

Service Interval #1: _____ **Service Interval #2:** _____

Qualifier #2: N/A

Service Interval #1: _____ **Service Interval #2:** _____

Service Intervals are calculated by dividing 420 (the total number of minutes during the peak hours of 6 am to 9 am and 3 pm to 7 pm by the number of eligible trips.

Notes:

Materials and Plans have not been checked for full compliance with LAMC and LABC. Submittal of a signed Referral Form does not constitute a deemed complete date, approval of Entitlements, or of the Plans submitted at the time of case filing.

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Applicant Requesting:

☐ **100% Affordable per AB 2345**[1] ☐ **SB 35** ☐ **ED 1**

☐ **Measure JJJ** ☐ **AB 2097** ☐ **AB 2162** ☐ **AB 2334**

☒ **Other:** Density Bonus Housing Project

APPLICANT INFORMATION

Applicant Name: George Garikian

Phone Number: 818-634-2161

Email: george.g@karecoinc.com

I. PROPOSED PROJECT

1. PROJECT LOCATION/ZONING

Project Address(es): 2930 S. Sepulveda Blvd. Los Angeles, CA 90064

Assessor Parcel Number(s): 4251003032

[1] AB 1763 incentives were amended by AB 2345 (2020) per Government Code Section 65915(b)(1)(G).

Community Plan: West Los Angeles

Existing Zone: C21VL and R4P1

Land Use Designation: Community Commercial

Number of Parcels: 1

Project Site Area (sf): 25,756

☐ **ED 1 Eligible**[2] ☒ **Specific Plan** ☐ **DRB/CDO**

☐ **HPOZ** ☐ **Enterprise Zone** ☐ **Redevelopment Project Area**

If applicable, specify Specific Plan/Overlay: _____

☐ **Q Condition/D Limitation (Ordinance No. and provide a copy):** _____

☐ **Other Pertinent Zoning Information (specify):** _____

2. DETAILED DESCRIPTION OF PROPOSED PROJECT

To construct a new Density Bonus Housing Project which consists of 77 residential dwelling units in a 6-story building envelope. A 6% density bonus increase is requested. (Please see complete density breakdown on page 7 of this form) A total of 84 on-site parking spaces will be provided along with both short term and long term bicycle parking.

3. DETAILED DESCRIPTION OF EXISTING SITE AND DEVELOPMENT

Bank of America office building (7,645 SF) and surface parking lot.

[2] Refer to Executive Directive 1 Implementation Guidelines for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

Existing Uses Dwelling Unit (DU) Square Footage (SF)	Existing No. of DUs or Non-Residential SF	Existing No. of DUs or Non-Residential SF to be Demolished	Proposed[3] No. of DUs or Non-Residential SF
Guestrooms			
Studio			
One Bedroom			
Two Bedrooms			
Three Bedrooms			
_____ Bedrooms			
Non-Residential SF			
Other			

4. APPLICATION TYPE

☒ Density Bonus with **On-Menu Incentives** (specify):

1) Averaging of the C21VL and R4P1 zones (FAR, Density, Open Vehicular Access and Parking)
2) C21VL 1.5 x 13,007 =19,511 FAR incr 35% = 26,339, R4P1 3 x 11,845 = 35,535 FAR incr 35% =47,972
3) _____
4) _____

☒ Density Bonus with **Off-Menu Incentives** (specify):

1) Rear setback reduction from 18 feet to 5 feet.
2) _____
3) _____
4) _____

[3] Per AB 2556, replacement units shall be equivalent to the number of units and number of bedrooms of the existing development.

☒ Density Bonus with **Waivers of Development Standards** (specify):

1) Waive Transitional Height at C21VL zone only.
2) Height increase of 26 feet, from 45 feet to 71 feet, at the C21VL zone only.
3) _____
4) _____

☐ Greater Downtown Housing Incentive Area per LAMC Section 12.22 A.29

☐ Affordable Housing per LAMC Section 11.5.11 (Measure JJJ)

☐ Public Benefit Project per LAMC Section 14.00 A.2

☐ General Plan Amendment per LAMC Section 11.5.6

Request: _____

☐ Zone/Height District Change per LAMC Section 12.32

Request: _____

☐ Conditional Use per LAMC Section 12.24 U.26

☐ Specific Plan Project Permit Compliance per LAMC Section 11.5.7 C

☐ Community Design Overlay per LAMC Section 13.08

☐ Coastal Development Permit per LAMC Section 12.20.2 or 12.20.2.1

☐ Tract or Parcel Map per LAMC Section 17.00 or 17.50

☐ Other (specify): _____

5. ENVIRONMENTAL REVIEW

☐ Project is Exempt[4]

☒ Not Yet Filed

☐ Filed (Case No.): _____

[4] Project may be exempt from CEQA review if it qualifies for a CEQA Exemption or is a Ministerial Project (aka, "By Right").

6. HOUSING DEVELOPMENT PROJECT TYPE

CHECK ALL THAT APPLY:

☒ For Rent ☐ For Sale ☐ Mixed-Use Project ☐ Residential Hotel

☐ Extremely Low Income ☒ Very Low Income ☐ Low Income ☐ Moderate Income

☐ Market Rate ☐ Supportive Housing ☐ Senior

☐ Shared Housing Building per AB 682

☐ Special Needs (describe): _____

☐ Other Category (describe): _____

7. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning[5]

Lot size (including any ½ of alleys)[6] 29,210 SF (a)

Density allowed by Zone 400 SF of lot area per DU (b)

Density allowed by General Plan 73

No. of DUs allowed by right (per LAMC) 73 DUs (c) [c = a/b, round down to whole number]

No. of Guestrooms allowed per AB 682 0

Base Density 74 DUs (d) [d = a/b, round up to whole number]

B. Maximum Allowable Density Bonus[7, 8] 100 DUs (e) [e = dx1.35, round up to whole number]

☐ AB 2345 - Unlimited Density

[5] As defined by Government Code Section 65915(o)(7), which states that "maximum allowable residential density" or "base density" means the maximum number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted applicable to the project. If the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan or specific plan, the greater shall prevail.

[6] If there is a related subdivision case, the lot area shall be calculated based on the site area after a dedication of land has been provided.

[7] Per AB 2345, 100% affordable housing developments may request an 80% density increase or unlimited density if the project site is within 0.5 miles of a Major Transit Stop or in a Very Low Vehicle Travel Area (see ZIMAS). In addition, a property located in the Hollywood Redevelopment Plan Area is eligible for a 50% density bonus pursuant to Government Code Section 65915(f), as described in the November 2, 2022 AB 2345 Memo.

[8] Per AB 2334, a Very Low Vehicle Travel Area are defined by Government Code Section 65915(o)(4), as an urbanized area "where the existing residential development generates vehicle miles traveled (VMT) per capita that is below 85 percent of either regional vehicle miles traveled per capita or city vehicle miles traveled per capita.

C. **Proposed Project:** Please indicate total number of DUs requested and break down by levels of affordability set by each category (California Department of Housing and Community Development [HCD] or United States Department of Housing and Urban Development [HUD]). For information on HCD and HUD levels of affordability please contact LAHD at https://housing.lacity.org/partners/land-use-rent-income-schedules.

	Total	HCD (State)	HUD (TCAC)
Market Rate	64	N/A	N/A
Managers Unit(s) — Market Rate[9]	1	N/A	N/A
Extremely Low Income (ELI)			
Very Low Income (VLI)	12	12	
Low Income (LI)			
Moderate Income			
Permanent Supportive Housing — ELI			
Permanent Supportive Housing — VLI			
Permanent Supportive Housing — LI			
Seniors — Market Rate		N/A	N/A
No. of Guestrooms allowed per AB 682			
Other			
Other			
Other			
Other			

TOTAL No. of DUs Proposed	77	(f)
TOTAL No. of Affordable Housing DUs	12	(g)
No. of Density Bonus DUs	4	(h) [If f>c, then h=f-c; if f<c, then h= 0]
Percent of Density Bonus Requested	6	(i) {i = 100 x [(f/d) – 1]} (round down)
Percent of Affordable Set Aside	16	(j) [g/d, round down to a whole number]

[9] Properties proposing 16 units or more need to provide a manager's unit per 25 CCR § 42.

8. SITE PLAN REVIEW CALCULATION

An application for Site Plan Review (SPR) may be required for projects that meet any of the SPR thresholds as outlined in LAMC Section 16.05 C, unless otherwise exempted per LAMC Section 16.05 D. For Density Bonus projects involving bonus units, please use the formula provided below to determine if the project meets the SPR threshold for unit count. If the project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05 D, please confirm the exemption with City Planning's DSC AHSS.

73 units allowed by right (permitted by LAMC) – 12 existing units = 61 units

☑ **YES, SPR is required.**
Proposed by-right units minus existing units is equal to or greater than 50[10]

☐ **NO, SPR is not required.**
Base Density units minus existing units is less than 50

☐ **Exempt.**
Specify reason: _____

II. DENSITY BONUS (LAMC SECTION 12.22 A.25, ORDINANCE NO. 179,681)

9. PARKING OPTIONS

CHECK ALL THAT APPLY:

☐ **Automobile Parking Reductions via Bicycle Parking for Residential Uses[11]. Choose only one of the options, if applicable:**

- ☐ 10%
- ☐ 15% (*Only for residential projects or buildings located within 1,500 feet of a Major Transit Stop*)
- ☐ 30% (*If selecting the 30% parking reduction, the project will be ineligible for any of the Parking Options listed below*)

If selecting the 30% parking reduction, provide the following information:

Required Parking per LAMC: _____

Required Parking after the 30% reduction: _____

[10] Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in LAMC Section 16.05.

[11] Any project utilizing Parking Option 3 may not further reduce automobile parking via bicycle parking.

☒ **Automobile Parking for Residential Uses (choose only one of the following options):**

Note: Any fractional numbers are rounded up.

☒ **Parking Option 1.** Based on # of bedrooms, inclusive of Handicapped and Guest parking.

	# of DUs	Spaces/DU	Parking Required	Parking Provided
0-1 Bedroom	63	1	63	63
2-3 Bedrooms	14	1.5	21	21
4 or more Bedrooms		2.5		0
Stalls Reduced via Bike Parking				Subtract:
TOTALS				84

☐ **Parking Option 2.** Reduced only for Restricted Affordable Units and up to 40% of required parking for Restricted Affordable Units may be compact stalls.

	# of DUs	Spaces/DU	Parking Required	Parking Provided
Market Rate (Including Senior Market Rate)		Per Code		
Restricted Affordable		1		
VLI/LI Senior or Disabled		0.5		
Restricted Affordable in Residential Hotel		2.5		
Stalls Reduced via Bike Parking				Subtract:
TOTALS				

☐ **Parking Option 3 [AB 2345 (2020)].** Applies to two types of projects:

- 100% affordable housing developments consisting solely of affordable units, exclusive of a manager's unit(s), with an affordable housing cost to lower income families; or
- Mixed-income developments consisting of 11% VLI or 20% LI units.

☐ **100% Affordable Housing Developments.**[12] There is no minimum parking requirement for any of the following 100% affordable housing developments described below. Check all that apply:

☐ A housing development located within 0.5 miles of a Major Transit Stop.

[12] As defined by Government Code Section 65915(b)(1)(G)

☐ A housing development for individuals who are 55 years of age or older with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.[13]

☐ **Special Needs Housing Development**, as defined in Section 51312 of the Health and Safety Code (H&SC), with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.

☐ **Supportive Housing Development**

☐ **Mixed-Income Developments** consisting of 11% VLI or 20% LI units.

	Spaces/Unit	Parking Required	Parking Provided
Located within 0.5 miles of Major Transit Stop with unobstructed access to project	0.5		

Major Transit Stop *is defined as a site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.*

Bus Rapid Transit *is defined as public mass transit service provided by a public agency or by a public-private partnership that includes all of the following features:*

1) Full-time dedicated bus lanes or operation in a separate right-of-way dedicated for public transportation with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods

2) Transit signal priority

3) All-door boarding

4) Fare collection system that promotes efficiency

5) Defined stations

☐ **Parking Option 4 [AB 2097 2022].** No minimum automobile parking requirement on any residential, commercial, or other development project that is within one-half mile of a Major Transit Stop.[14]

[13] AB 2334 aligned the resident age requirement from 62 years of age to 55 years of age for 100 percent affordable housing developments seeking a parking waiver under Section 65915(p)(3)(B).

[14] Parking reductions do not apply to a hotel, motel, bed and breakfast inn or other transient lodging except where a portion of a housing development project is designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code. Moreover, reductions do not apply to an event center or commercial parking in a contractual agreement executed before January 1, 2023.

10. INCENTIVES

A. Qualification for Incentives

Below is the minimum Required Restricted Affordable Housing Units, calculated as a percentage of the base density allowed on the date of the application.

Incentives	% Very Low Income	% Low Income	% Moderate Income
One	☐ 5% to <10%	☐ 10% to <20%	☐ 10% to <20%
Two	☐ 10% to <15%	☐ 20% to <30%	☐ 20% to <30%
Three	☒ 15% or greater	☐ 30% or greater	☐ 30% or greater

Note: To utilize AB 682, at least 10% Low or 5% Very Low Income of the base units shall be provided.

☐ **100% Affordable Housing Developments may request up to four (4) incentives and one (1) Waiver of Development Standard.** Check this box if this applies to the project.

B. Project Zoning Compliance & Incentives (Only for projects requesting a Density Bonus with Incentives/Waivers)

	Permitted w/o Incentives	Proposed per Incentives	On-Menu	Off-Menu	Waivers
☒ Yard/Setback (each yard counts as one incentive)					
☐ Front (1)			☐	☐	☐
☐ Front (2)			☐	☐	☐
☐ Side (1)			☐	☐	☐
☐ Side (2)			☐	☐	☐
☒ Rear	18'	5'	☐	☒	☐
☐ Lot Coverage			☐	☐	☐
☐ Lot Width			☐	☐	☐
☒ Floor Area Ratio[15]	19,511 & 35,535	26,339 & 47,972	☒	☐	☐
☐ Overall Height/Stories[16]			☐	☐	☐
☐ Transitional Height(s)			☐	☐	☐
☐ Open Space			☐	☐	☐
☐ Density Calculation			☐	☐	☐

☒ Averaging (all count as one incentive — check all that are needed)

☒ FAR ☒ Density ☒ Parking ☒ Open Space ☒ Vehicular Access

[15] See LAMC Section 12.22 A.25(f)(4) for additional requirements.

[16] See LAMC Section 12.22 A.25(f)(5) for additional requirements.

☒ Other Off-Menu Incentives (specify): Rear setback reduction from 18 feet to 5 feet.

☒ Waiver of Development Standards (specify): 1.) Waive Transitional Height at C21VL
2.) Height increase of 26 feet at the C21VL zone.

☐ 100% Affordable Housing Development shall receive a height increase of three additional stories up to 33 additional feet. Check the box if this applies to your project.

TOTAL No. of Incentives Requested: **On-Menu** 2 **Off-Menu** 1

TOTAL No. of Waivers Requested: 2

11. COVENANT

All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the LAHD's Occupancy Monitoring Unit **before** a building permit can be issued. For more information, please contact the LAHD at lahd-landuse@lacity.org.

III. GREATER DOWNTOWN HOUSING INCENTIVE AREA
(LAMC SEC. 12.22 A.29, ORDINANCE NO. 179,076)

12. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)

A. Eligibility for Floor Area Bonus

NOTE: The affordability levels required are set by the HUD/TCAC. For information on HCD and HUD levels of affordability please contact the LAHD at lahd-landuse@lacity.org.

- ☐ 5% of the total number of DUs provided for VLI households; and
- ☐ One of the following shall be provided:
  - ☐ 10% of the total number of DUs for LI households; or
  - ☐ 15% of the total number of DUs for Moderate Income households; or
  - ☐ 20% of the total number of DUs for Workforce Income households, and
- ☐ Any DU or Guestroom occupied by a household earning less than 50% of the Area Median Income (AMI) that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan area in which it is located

B. INCENTIVES

NOTE: Must meet all three (3) eligibility requirements from 12.A above and provide a Covenant & Agreement (See #11).

CHECK ALL THAT APPLY:

- ☐ A 35% increase in total floor area
- ☐ Open Space requirement pursuant to LAMC Section 12.21 G reduced by one-half, provided that a fee equivalent to amount of the relevant park fee, pursuant to LAMC Section 19.17, shall be paid for all dwelling units. See LAMC Section 12.29 A.29(c) for exceptions
- ☐ No parking required for units for households earning less than 50% AMI
- ☐ No more than one parking space required for each dwelling unit

C. Additional Incentives to Produce Housing in the GDHIA

- ☐ No yard requirements except as required by the Urban Design Standards and Guidelines
- ☐ Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)
- ☐ Maximum number of dwelling units or guestrooms permitted shall not be limited by the lot area provisions, as long as the total floor area utilized by guestrooms does not exceed the total floor area utilized by dwelling units
- ☐ No prescribed percentage of the required open space that must be provided as either common open space or private open space

IV. MEASURE JJJ[17] (LAMC Sec. 11.5.11, Ordinance No. 184, 745)

13. AFFORDABLE REQUIREMENTS

A certain percentage of affordable units is required based on the total number of units in the project. **Fill out either A or B below:**

A. Rental Projects

- ☐ No less than the affordability percentage corresponding to the level of density increase requested or allowed:
  - ☐ _____ % VLI **OR** ☐ _____ % LI
- ☐ For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:
  - ☐ 5% ELI **AND** ☐ 6% VLI **OR** ☐ 15% LI
  - ☐ For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:
  - ☐ 5% ELI **AND** ☐ 11% VLI **OR** ☐ 20% LI

[17] All fractional amounts in Sections 13 and 14 shall be rounded up to the next whole number.

Required Number of Affordable Units

ELI _____ VLI _____ LI _____

B. For Sale Projects

☐ No less than the affordability percentage corresponding to the level of density increase requested or allowed:

☐ _____% VLI **OR** ☐ _____% LI **OR** ☐ _____% Moderate Income

☐ For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35% or allows a residential use where not previously allowed:

☐ 11% VLI **OR** ☐ 20% LI **OR** ☐ 40% Moderate Income

Required Number of Affordable Units

VLI _____ LI _____ Moderate Income _____

14. ALTERNATIVE COMPLIANCE OPTIONS

In lieu of providing the affordable units on site, there are three (3) other options available to comply with Measure JJJ Affordable Requirements. Select one, if applicable; otherwise leave this section blank.

A. Off-Site Construction – Construction of affordable units at the following rate:

☐ Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0

☐ Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.25

☐ Within 3 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

Updated Required Number of Affordable Units

ELI _____ VLI _____ LI _____ Moderate Income _____

B. Off-Site Acquisition – Acquisition of property that will provide affordable units at the following rate:

☐ Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0

☐ Within 1 mile of the outer edge of the Project, Affordable Units in Section 13 x 1.25

☐ Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

Updated Required Number of Affordable Units

ELI _____ VLI _____ LI _____ Moderate Income _____

C. In-Lieu Fee – From the Affordability Gaps Study published by the Los Angeles City Planning

Total In-Lieu Fee _____ (Note: Final fee TBD if/when the project is approved)

15. DEVELOPER INCENTIVES

Please describe up to a maximum of three (3) incentives:

1) _____

_____

2) _____

_____

3) _____

_____

Disclaimer: This review is based on the information and plans provided by the applicant at the time of submittal of this form. Applicants are advised to verify any zoning issues such as height, parking, setback, and any other applicable zoning requirements with LADBS.

CPC-2024-5548

APPLICATIONS

SB 8 NO NET LOSS DECLARATION
Supplemental Application

PROPERTY OWNER DECLARATION TO NO NET LOSS OF HOUSING UNITS PURSUANT TO THE HOUSING CRISIS ACT OF 2019

NOTICE TO OWNER

Pursuant to California Government Code Section 66300, a Housing Development Project[1], must include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last five years (i.e., "no net loss"). Projects subject to the Housing Crisis Act of 2019 (HCA) that result in a net loss of housing are prohibited.

Before a City Planning application can be accepted or a building permit issued, the owner of each property involved must provide a signature to verify the No Net Loss Declaration is being filed with their knowledge.

All new Housing Development Projects[1] meeting the following criteria may qualify to use this declaration:

(1) a residential unit that does not involve the removal of more than one unit;

(2) new Accessory Dwelling Units (ADU), Junior ADUs (JADU), or Movable Tiny Homes (MTH) that do not involve the removal of any number of units;

(3) a new SB 9 Two Unit Development pursuant to Government Code Section 65852.21 that does not involve the alteration or removal of any number of units; or

(4) a new SB 9 Urban Lot Split, pursuant to Government Code Section 66411.7, that does not involve the alteration or removal of any units, and is not on a site that has removed any units within the past five years.

(5) A Housing Development Project that does not involve the removal of any number of units, is not on a site that has removed any units within the past five years[2], and where no units were subject to an Ellis Act withdrawal within the past 10 years.[3]

If the Housing Development Project results in fewer legal units than existed in the past five years, then the project must provide additional units so as not to result in a net loss (e.g., a duplex must be replaced by at least two units), and an SB 8 Replacement Unit Determination (RUD) letter must be obtained from the Los Angeles Housing Department (LAHD).

Where residential dwelling units were withdrawn from rent or lease in accordance with Government Code Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 (the "Ellis Act") within the past 10

[1] Housing Development Projects within a Very High Fire Hazard Severity Zone (VHFHSZ), as determined by the State Fire Marshal, are not subject to HCA housing replacement review. For additional housing replacement information on specific sites, go to the "Housing" tab on www.zimas.lacity.org.

[2] For site specific information on whether any units have been removed within the past five years go to the "Housing Use Within Prior 5 Years" tab on www.zimas.lacity.org.

[3] For site specific information on whether dwelling units were withdrawn from rent or lease within the past 10 years go to the "Ellis Act Property" tab on www.zimas.lacity.org.

years, a Housing Development Project must obtain an SB 8 RUD letter from LAHD.

The project must also be in compliance with Government Code Sections 66300(d)(2)(C) and 66300(d)(2)(D)(i), which require the developer to allow existing occupants to occupy their units until six months before the start of construction activities and to provide relocation benefits to lower income occupants of those affordable residential rental units.

In lieu of signing this declaration, an SB 8 RUD letter may be obtained from LAHD.

CITY CONTACTS

For specific questions regarding replacement requirements and occupant protections or the RUD process, contact LAHD at LAHD-Landuse@lacity.org.

For general questions regarding the implementation of no net loss procedures related to Housing Development Projects that are not associated with a City Planning application, contact the Department of Building and Safety at LADBS.AHS@lacity.org.

For general questions regarding the implementation of no net loss procedures related to Housing Development Projects associated with a City Planning application, contact Los Angeles City Planning at planning.HCA@lacity.org.

PROJECT INFORMATION

Permit Application or Case No.: _____

Street Address: 2930 S. Sepulveda Blvd. Los Angeles, CA 90064

Legal Description (Lot, Block, Tract): Portion of Lot 37 & Lots 38, 39 Tract No. 14252

Assessor's Parcel Number: 4251003032

Site Zoning: C21VL and R4P1

Project Description: New 77-Unit Density Bonus Housing Project

Maximum number of housing units that existed on the site within the past five years: 0

Maximum number of housing units subject to an Ellis Act withdrawal within the past 10 years: 0

Number of housing units proposed to be removed: 0

Number of housing units proposed to be constructed: 77

Net number of housing units created[4]: 77

Attach proof of existing units, uses, or vacant land within the past five years, such as Certificates of Occupancy, building permits and demolition permits. If the foregoing documentation is not available, other legal documentation may be submitted for review. On a separate sheet, please list and describe the documentation provided.

[4] To calculate the net number of housing units created, subtract the total units proposed to be constructed and the maximum number of units that existed on the site within the past five years.

PROPERTY OWNER DECLARATION

PROPERTY OWNER DECLARATION. Before a City Planning application can be accepted or a building permit issued, the owner of each property involved must provide a signature to verify the no net loss declaration is being filed with their knowledge. Staff will confirm ownership based on the records from the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- Ownership Disclosure. If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- Letter of Authorization (LOA). An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items a-e below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- Grant Deed. Provide a Copy of the Grant Deed if the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- Multiple Owners. If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) signatures are required of all owners.

a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this development proposal or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.

b. The proposed Housing Development Project consist of (1) one residential unit; (2) one or more new Accessory Dwelling Units (ADU), Junior ADUs (JADU), or Movable Tiny Homes (MTH) that do not involve the removal of any number of units; (3) a new SB 9 Two-Unit Development pursuant to Government Code Section 65852.21 that does not involve the alteration or removal of any number of units; (4) a new SB 9 Urban Lot Split, pursuant to Government Code Section 66411.7, that does not involve the alteration or removal of any units; or 5) A Housing Development Project that does not involve the removal of any number of units, is not on a site that has removed any units within the past five years, and where no units were subject to an Ellis Act withdrawal within the past 10 years.

gg (initials)

Continued on Next Page

c. The proposed project will not result in fewer units than existed in the past five years. Nor have residential dwelling units been withdrawn from rent or lease in accordance with Government Code Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 (the "Ellis Act") within the past 10 years.

d. I acknowledge and understand that the project must include at least as many units as the maximum number or units that existed on the site in the past five years and that any Protected Units withdrawn from rent or lease in accordance with Government Code Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 (the "Ellis Act") within the past 10 years must also be replaced.

e. The project is in compliance with Government Code Section 66300(d)(2)(C) and 66300(d)(2)(D)(i), which require the developer to allow existing occupants to occupy their units until six months before the start of construction activities and to provide relocation benefits to lower income occupants of those affordable residential rental units.

f. Violations of this Declaration may result in a revocation or denial (including Parcel Maps and building permits) as well as any other penalties that may be applicable. I have read the above "Notice to Property Owner" and declare that the information provided in section III "Project Information" is true and correct.

g. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct. Executed on 8th (day) April (month), 2024 (year) at Glendale (city), California (state/province), United States of America (country).

Signature: george garikian Digitally signed by george garikian Date: 2024.04.08 14:20:02 -07'00' **Print Name:** George Garikian

Signature: **Print Name:** George Garikian

COUNTY CLERK'S USE

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CPC-2024-5548-DB-PR-HCA

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2024-5549-SE
PROJECT TITLE 2930 Sepulveda	COUNCIL DISTRICT 5 - Yaroslavsky

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
2930 - 2936 South Sepulveda Boulevard

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
6-story, 71 foot tall residential development with 77 dwelling units and 84 parking spaces.

NAME OF APPLICANT / OWNER:
George Garikian

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Rodney Khan	818-216-5315

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

STATE CEQA STATUTE & GUIDELINES

☒ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) **21080.66 AB 130**

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

CEQA Guideline Section(s) / Class(es) _____

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

_____

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

On October 22, 2025, the City of Los Angeles determined based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code Section 21080.66. The project was found to be exempt based on the following: The project is less than 20 acres within the boundaries of the City of Los Angeles; The site was previously developed with a commercial use and adjoins other urban uses; The proposed project is consistent with local zoning and the density bonus incentives requested do not render project inconsistent; The proposed project exceeds the minimum density specified by Government Code Section 6583.2(c)(3)(B) and complies with Government Code Section 65913.4(a)(6);The project does not require the demolition of a historic structure, nor does it provide transient lodging.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Kyle Winston	City Planner

ENTITLEMENTS APPROVED
Density Bonus; Waiver of Dedication and Improvements

FEE:	RECEIPT NO.	REC'D. BY (DCP DSC STAFF NAME)

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

2930 SEPULVEDA BOULEVARD PROJECT

COMPLIANCE WITH AB 130 INFILL HOUSING STATUTORY EXEMPTION CRITERIA

As discussed below, the Project meets all of the criteria for the PRC § 21080.66 (AB 130) Infill Housing Statutory Exemption.

AB 130 INFILL HOUSING STATUTORY EXEMPTION COMPLIANCE CHECKLIST	
Criteria	**Project Compliance**
The project must be a "housing development project" as defined in Government Code § 65906.5 (which references Government Code § 65589.5(h)(2)). (PRC § 21080.66(a).)	**Complies.** The Project is a "housing development project" pursuant to the definition of Government Code § 65589.5(h)(2)(A) as it is a residential units only housing development project. The Project would contain 77 residential units, including 12 units affordable to very low income households.
The project site must be less than 20 acres (unless it is a builder's remedy project, which must not exceed five acres). (PRC § 21080.66(a)(1)(A).)	**Complies.** The Project Site is 29,210 square feet (0.67 acres) in size (including the adjacent ½ alley right-of-way to the centerline). Please see submitted Site Plans. The Project Site Plans have completed a Preliminary Zoning Assessment by the City of Los Angeles, dated September 8, 2023.
The project is located either (a) within an unincorporated municipality (b) an urban area, as defined by the Census Bureau. (PRC § 21080.66(a)(2).)	**Complies.** The project is within the City of Los Angeles, an urban area defined by the Census Bureau, which is within the Los Angeles-Long Beach-Anaheim, CA Urban Area (Urban Area Code 51445).[1]
The site meets any of the following: (a) previously developed with an urban use; (b) at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses; (c) at least 75 percent of the area within a one-quarter mile radius of the site is developed with urban uses; (d) for sites with four sides, at least three out of four sides are developed with urban uses	**Complies.** The Project Site is currently developed and contains a vacant one-story commercial building, formerly occupied by a bank, and surface parking lot. Uses surrounding the Project Site include restaurants, retail commercial, and other commercial uses along Sepulveda Boulevard; a medical office building and Los Angeles Department of Water and Power

[1] United States Census Bureau, Urban and Rural, 2020 Census Urban Area Facts. Accessed August 2025. https://www.census.gov/programs-surveys/geography/guidance/geo-areas/urban-rural/2020-ua-facts.html

AB 130 INFILL HOUSING STATUTORY EXEMPTION COMPLIANCE CHECKLIST	
Criteria	**Project Compliance**
and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses. (PRC § 21080.66(a)(3) The term "urban use" means "any current or previous residential or commercial development, public institution, or public park that is surrounded by other urban uses, parking lot or structure, transit or transportation passenger facility, or retail use, or any combination of those uses"	(LADWP) Electrical Distributing Station to the south; single-family homes to the east; and a daycare center to the north. Please see Exhibit A.
The project is consistent with the general plan and zoning. If the general plan and zoning are inconsistent, a project is deemed consistent with both if consistent with one. The approval of a density bonus, incentives/concessions, waivers or reductions of development standards, or reduce parking pursuant to the Density Bonus Law are not grounds to find the project inconsistent. (PRC § 21080.66(a)(4).)	**Complies.** The Project complies with the objective standards of the General Plan and zoning for the Project Site, except with respect to those specific standards identified for incentives and waivers pursuant to the Density Bonus Law. The Project Site is designated by the General Plan Land Use Map for the West Los Angeles Community Plan as Community Commercial. The Community Commercial designation allows for multi-family residential development corresponding to the RAS3 and RAS4, Residential/Accessory Services, zones. The RAS3 and RAS4 zones are intended to provide a tool to accommodate projected population growth in mixed use and residential projects that are compatible with existing residential neighborhoods and allow any uses permitted in the R3 and R4, Multiple Dwelling, zones. Consistent with the Community Commercial designation, the Project Site is zoned C2-1VL and R4P-1, both of which allow for multi-family residential development. The Project Site zoning currently allows for 73 residential units and limits building height to 45 feet. Utilization of State Density Bonus incentives and waivers would

AB 130 INFILL HOUSING STATUTORY EXEMPTION COMPLIANCE CHECKLIST	
Criteria	**Project Compliance**
	allow 4 additional units and a building height of 71 feet. The Project would develop a 6-story multifamily residential building in accordance with the applicable zoning standards, utilizing State Density Bonus incentives and waivers, pursuant to the LAMC and Government Code Section 65915. The Project Site Plans have completed a Preliminary Zoning Assessment by the City of Los Angeles, dated September 8, 2023. A project shall be deemed consistent if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent. (PRC § 21080.66(a)(4).)
The project will be at least 50% of the default density specified in Government Code § 65583.2(c)(3)(B). (PRC § 21080.66(a)(5).)	**Complies.** In the City of Los Angeles, a jurisdiction in a metropolitan county, the density is 30 units/acre pursuant to Government Code § 65583.2(c)(3)(B)(iv). 50% of which is 15 units/acre. The project proposes a base density of 115 units/acre.[2]
If the site is in the Coastal Zone, there is substantial evidence in the record that the site is not located in any of the areas described below. 1. A site that is between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line where there is no beach, whichever is greater. 2. A site that is tidelands, submerged lands, public trust lands, or within 100 feet of any wetland, estuary, or stream or within 300 feet of the top of any coastal bluff.	**Complies.** The site is not in the Coastal Zone. Please see Exhibit B.

2 77 residential units/29,210 square feet (0.67 acres) = 115 residential units per 1 acre.

AB 130 INFILL HOUSING STATUTORY EXEMPTION COMPLIANCE CHECKLIST	
Criteria	**Project Compliance**
3. The site is in an area of the Coastal Zone that is not subject to a certified Local Coastal Program or certified Land Use Plan. 4. An area of the Coastal Zone that is vulnerable to five feet of sea level rise, as determined by specified entities (e.g., NOAA, USGS, OPC, University of California, or other local government pursuant to hazards vulnerability assessment). 5. A site that is not zoned for multifamily housing. 6. The site is not on or within 100 feet of a wetland, or on prime agricultural land. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	
The site is *not* either prime farmland or farmland of statewide importance, or land zoned or designated for agricultural production or preservation by a local ballot measure approved by the voters. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	**Complies.** The site is developed with urban uses and is not farmland. Please see Exhibit C.
The site does not have wetlands as defined by the USFWS. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	**Complies.** The site is developed with urban uses and does not have wetlands. Please see Exhibit D.
The site is not within a state or local VHFHSZ, except if the site has adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to standards under (1) PRC §§ 4290, 4291 or 51182, (2) Chapter 7A of the CBC. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	**Complies.** The site is not within a VHFHSZ. Please see Exhibit E.

AB 130 INFILL HOUSING STATUTORY EXEMPTION COMPLIANCE CHECKLIST	
Criteria	**Project Compliance**
The site is not a hazardous waste site that is listed on the Cortese List (Govt. Code § 65962.5) or a site designated by DTSC pursuant to Health & Safety Code § 25356 (repealed) unless either of the following apply: 1. The site is an underground storage tank site that received a uniform closure letter based on closure criteria for residential use or residential mixed uses. 2. An agency (state or local) has made a determination that the site is suitable for residential or mixed-uses. (PRC § 21080.66(a)(6), Govt. Code § 3. 65913.4(a)(6).)	**Complies.** The site is not on the Cortese List or otherwise identified by DTSC as a hazardous waste site.[3,4] Please see Exhibit F.
The site is *not* within an earthquake fault zone, unless the development complies with applicable seismic standards of the CBC and any local building standards. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	**Complies.** The site is not within a delineated earthquake fault zone. Please see Exhibit G.
The site is *not* within a special flood hazard area subject to a 1% annual change of flood as determined by FEMA, unless specific standards are met. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	**Complies.** The site is not within a special flood hazard area. Please see Exhibit H.
The site is not within a regulatory floodway as determined by FEMA, unless specific standards are met. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	**Complies.** The site is not within a regulatory floodway as determined by FEMA. Please see Exhibit H.

3 California Department of Toxic Substances Control. "Hazardous Waste and Substances Site List (Cortese)." EnvirStor. Accessed August 2025. https://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST.

4 State Water Resources Control Board. "GeoTracker." Accessed August 2025. https://geotracker.waterboards.ca.gov/.

AB 130 INFILL HOUSING STATUTORY EXEMPTION COMPLIANCE CHECKLIST	
Criteria	**Project Compliance**
The site is not identified for conservation in an adopted natural resource protection plan. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	**Complies.** The site is not identified for conservation in any natural resource protection plan.[5] It is developed with urban uses in an urbanized area of the City. Please see Exhibit A.
The site does not have habitat for protected species identified as a candidate, sensitive, or special status species by state/federal agencies. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	**Complies.** The site is fully developed with urban uses and contains two existing street trees along Sepulveda Boulevard. The Project Site does not contain any critical habitat, nor is it known to support any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or US Fish and Wildlife Service (USFWS). Due to the highly developed surroundings, there are no wildlife corridors through the proposed Project Site or native nursery sites on the Project Site. For these reasons, the Project Site has no value as a habitat for endangered, rare, or threatened species. Please see Exhibit A.
The site is not subject to a conservation easement. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	**Complies.** The site is developed with urban uses and is not subject to a conservation easement. Please see Exhibit I.
The project does not require the demolition of a historic structure on a national, state or local register before the date of an SB 330 preliminary application. (PRC § 21080.66(a)(7).)	**Complies.** The site does not have any historic resources as designated on a national, state or local register. A Historic Resources Assessment Report was prepared for the on-site buildings, and concluded that none of the buildings were historic.

The project is not subject to any labor requirements contained in Section 21080.66. The project is not 100% affordable (Section 21080.66(d)(1)) and is not located in the City and County of San Francisco (Section 21080.66(d)(3)). The project also does not exceed 85 feet in height above grade. Section 21080.66(d)(2) provides that certain labor standards "apply to buildings over 85 feet in height above grade…." The project does not exceed that "height" standard, as measured

[5] California Department of Fish and Wildlife (CDFW). "NCCP Plan Summaries." Accessed August 2025. https://wildlife.ca.gov/Conservation/Planning/NCCP/Plans.

pursuant to the California Building Code ("CBC"), the only reasonable metric against which to judge height. The CBC defines "building height" as the "vertical distance from grade plane to the average height of the highest roof surface." (CBC Section 202 [emphasis added].) Thus, the CBC definition of height and the language of Section 21080.66(d)(2) align. The project is also proposed as Type IIIA construction which is limited to a maximum height of 85 feet above grade. (CBC Table 504.3, Section 504.1 ["The height, in feet, and the number of stories of a building shall be determined based on the type of construction, occupancy classification and whether there is an automatic sprinkler system installed throughout the building."], Section 504.3 ["The maximum height, in feet, of a building shall not exceed the limits specified in Table 504.3."].)

The project's buildings, as measured pursuant to the CBC and consistent with its Type IIIA construction, are both below the 85-foot threshold: Building Height = 71 feet.

The above provides substantial evidence that the 2930 Sepulveda Boulevard Project meets the standards under Section 21080.66 and is statutorily exempt from CEQA, which obviates the need for any CEQA analysis. It is a classic in-fill housing project, which the California Legislature clearly exempted from CEQA review. (Hilltop Group, Inc. v. County of San Diego (2024) 99 Cal.App.5th 890, 918 [an agency abuses its discretion and violates CEQA when requires an applicant to conduct more CEQA analysis without evidentiary support].)

Based on the above, the Project would meet the criteria of the PRC § 21080.66 (AB 130) Infill Housing Statutory Exemption.

EXHIBIT A – SITE CURRENTLY DEVELOPED WITH URBAN USE [SOURCE: GOOGLE EARTH, GOOGLE MAPS]

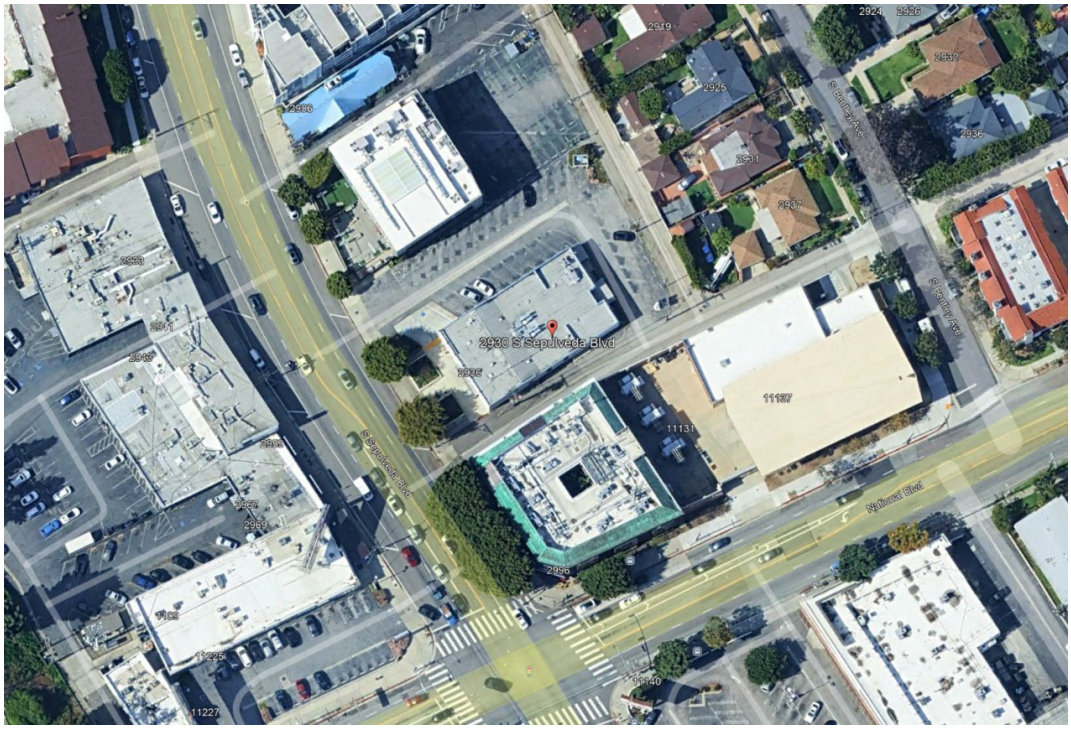


EXHIBIT B – SITE NOT LOCATED IN COASTAL ZONE [SOURCE: COASTAL COMMISSION BOUNDARY MAP (LOS ANGELES COUNTY)]

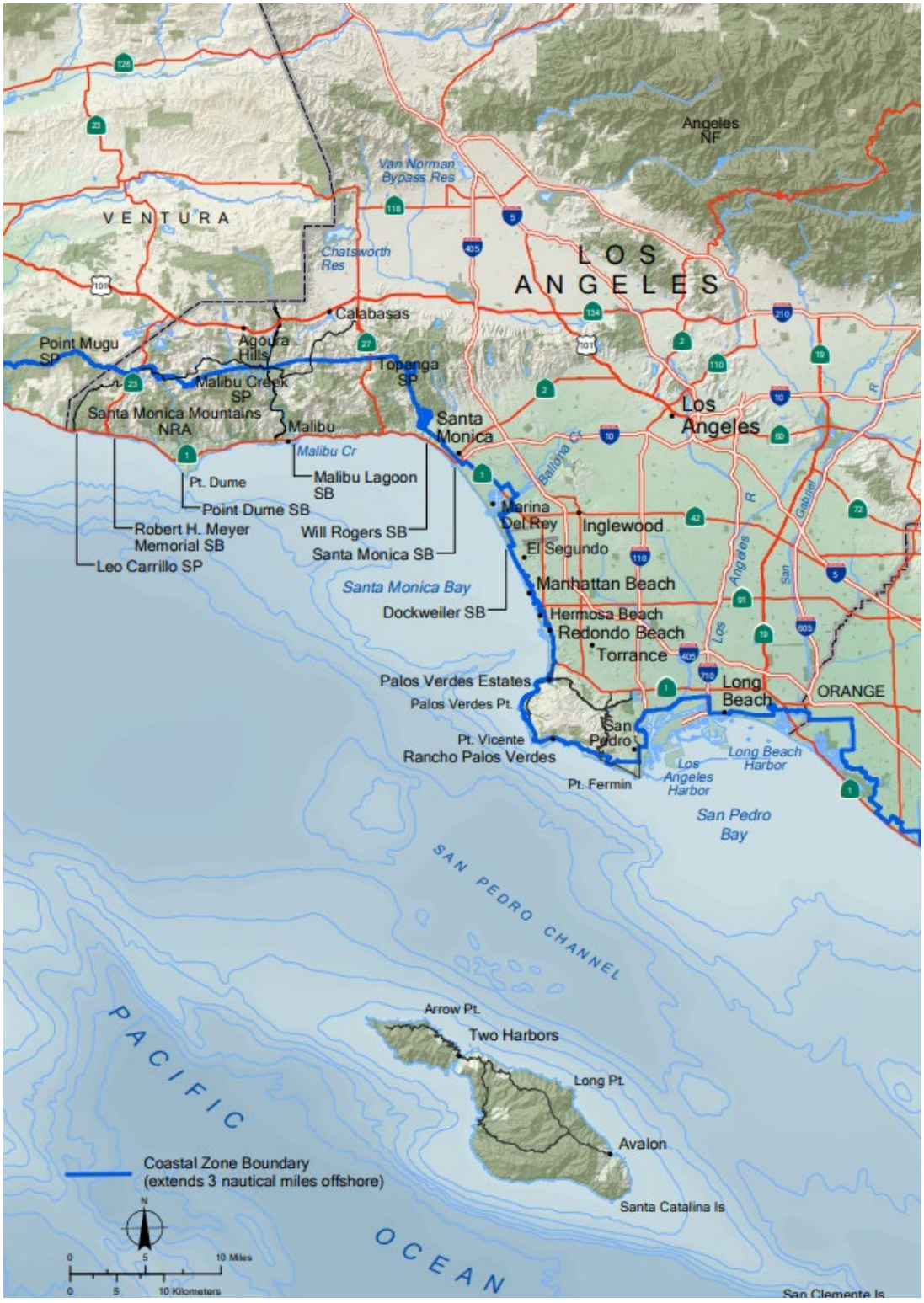


EXHIBIT C – SITE NOT DESIGNATED AS IMPORTANT FARMLAND [SOURCE: CALIFORNIA DEPARTMENT OF CONSERVATION - IMPORTANT FARMLAND VIEWER]

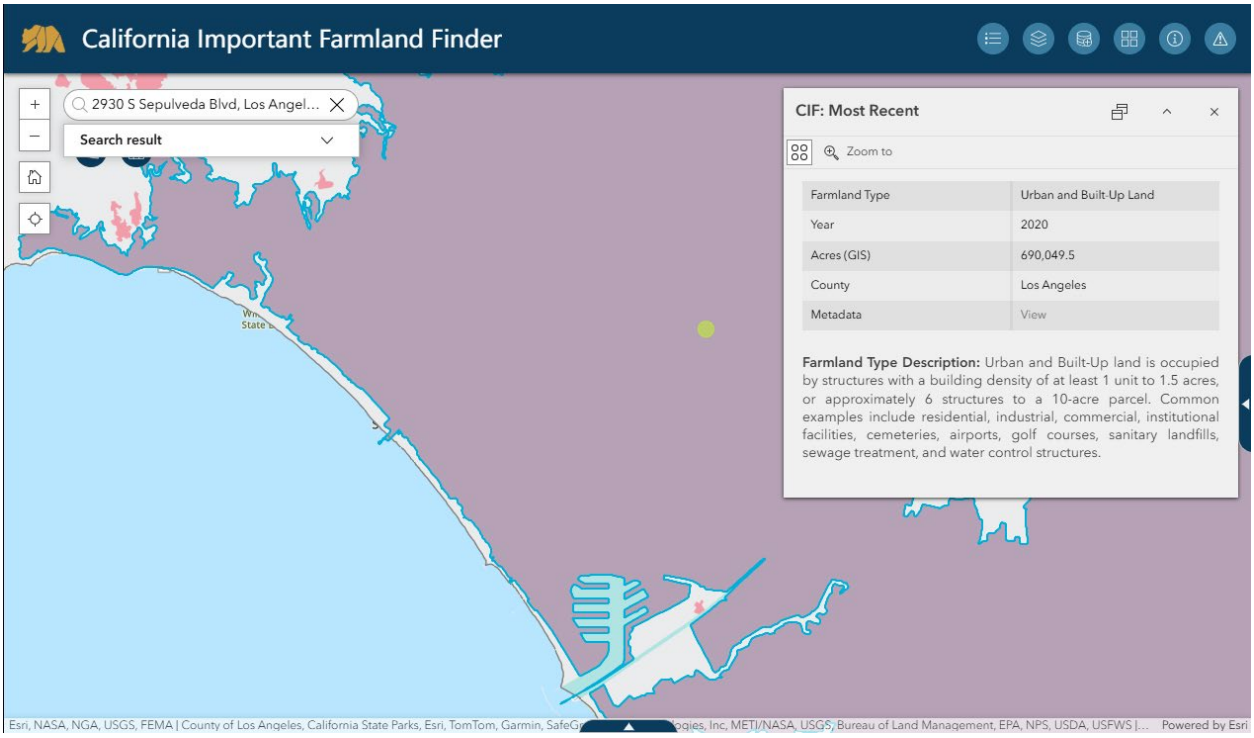


EXHIBIT D – SITE IS DEVELOPED WITH URBAN USES AND NOT LOCATED ON WETLANDS [SOURCE: U.S. FISH & WILDLIFE SERVICE - NATIONAL WETLANDS INVENTORY]

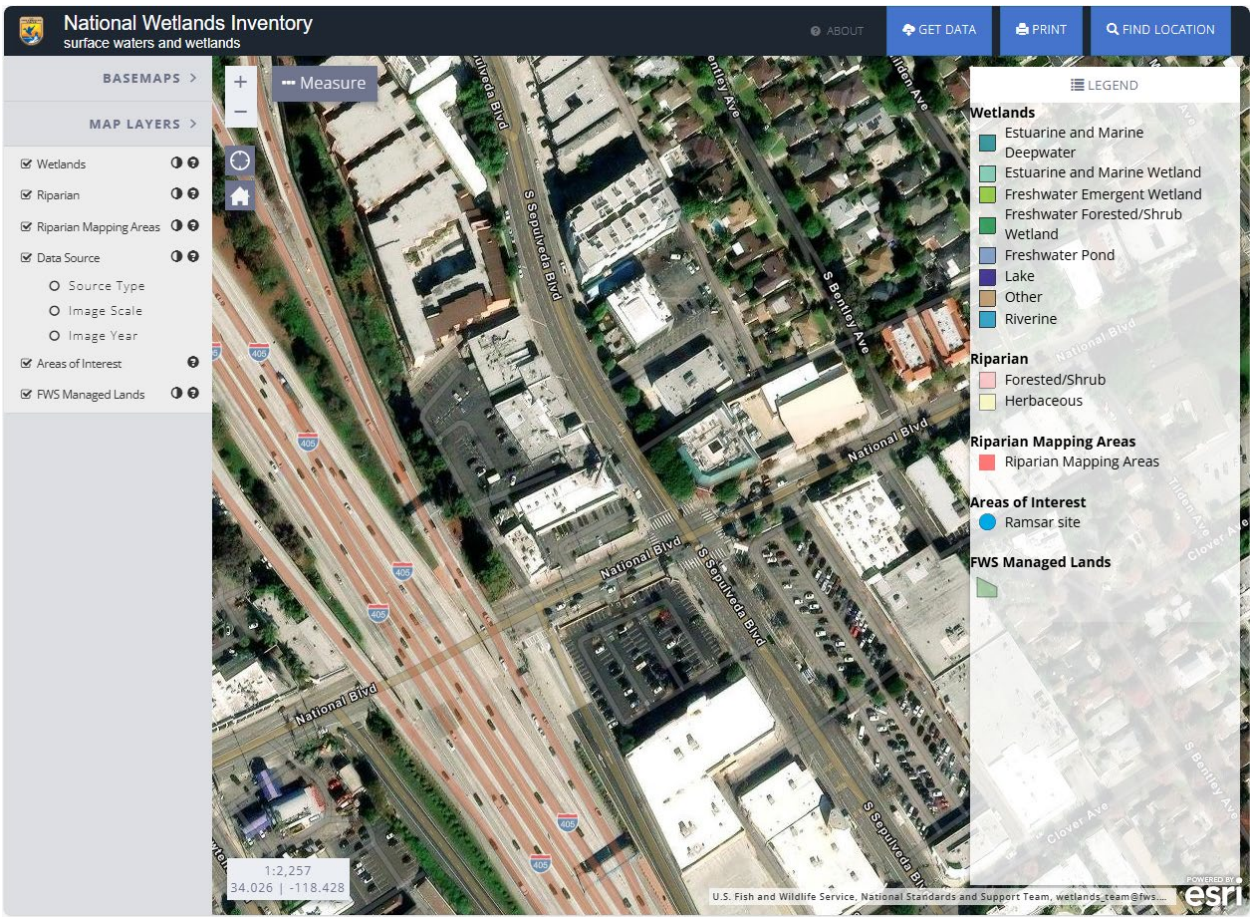


EXHIBIT E – SITE NOT LOCATED WITHIN VERY HIGH FIRE HAZARD SEVERITY ZONE [SOURCE: CALFIRE – FIRE HAZARD SEVERITY ZONE MAP]

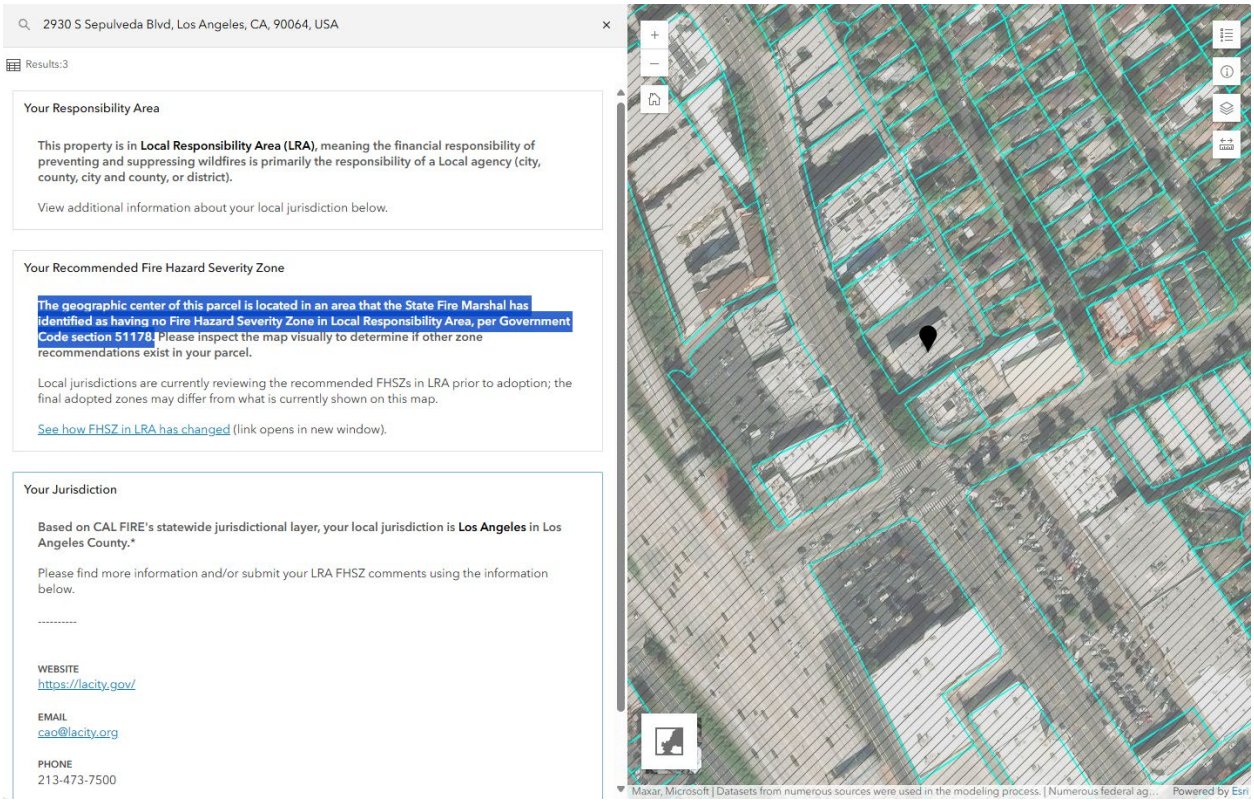


EXHIBIT F – PROJECT NOT LOCATED ON THE CORTESE LIST OR OTHERWISE IDENTIFIED BY DTSC AS HAZARDOUS WASTE SITE [SOURCE: CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL – CITY OF LOS ANGELES SITES]

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	REGION	FACILITY II	FACILITY N	AGENCY N	PLACE TYP	PLACE SUI	FACILITY T	AGENCY T	# OF AGEN	PLACE ADDRESS	PLACE CITY	PLACE ZIP	PLACE CO
84	4	223110	Former Ex	Excello Pl	Manufacti	Manufacti	All other f	Privately-	1	4057 & 4059 Goodwin Avenue	Los Angeles	90039	Los Angel
454	4	273546	Waymire I	Mitchell Ir	Discharge	Non-point	Industrial	Privately-	1	7702 Maie	Los Angeles	90001	Los Angel
305	6B	229488	Haiwee Re	Los Angeli	Facility		All other f	City Agen	1	111 N Hope St Rm A18	Los Angeles	90012	Inyo
713	4	715631	1st Street	Viaduct W	All Other	Dredge/Fill	Site			1st St btwn Vignes St & Mission Rd	Los Angeles	90012	Los Angel

EXHIBIT G – SITE NOT LOCATED WITHIN DELINEATED EARTHQUAKE FAULT ZONE [SOURCE: CALIFORNIA DEPARTMENT OF CONSERVATION – FAULT ACTIVITY MAP]

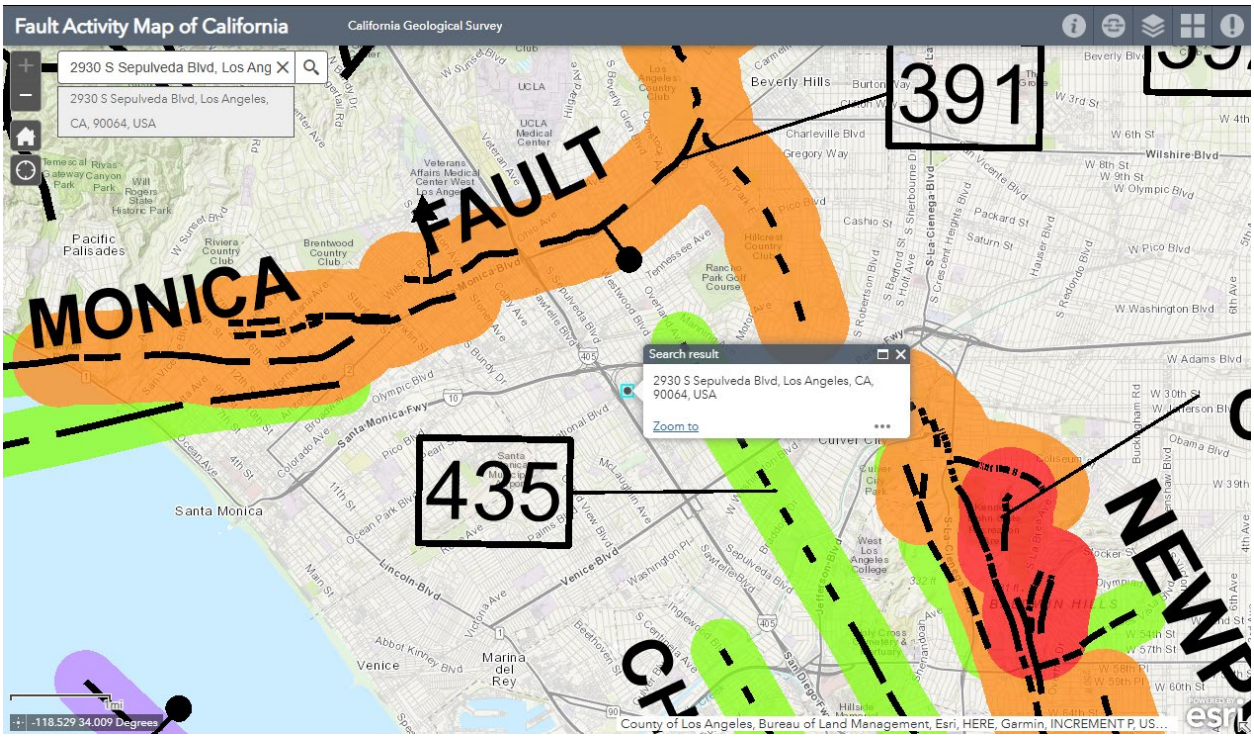
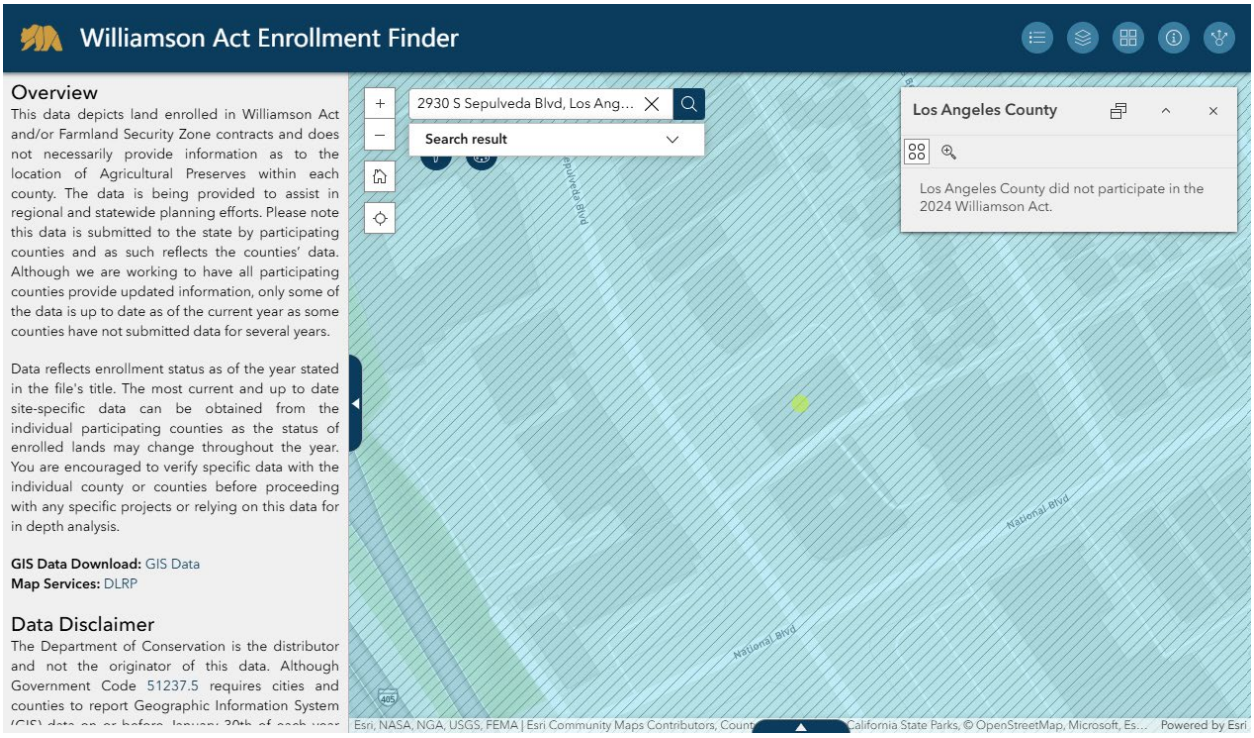


EXHIBIT H – SITE NOT LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE OR REGULATORY FLOODWAY [SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY – FLOOD MAP]

EXHIBIT I – SITE NOT SUBJECT TO CONSERVATION EASEMENT [SOURCE: CALIFORNIA DEPARTMENT OF CONSERVATION – WILLIAMSON ACT MAP]



PARTNER
Engineering and Science, Inc.

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

BANK OF AMERICA
2930 South Sepulveda Boulevard
Los Angeles California 90064

April 30, 2012
Partner Project No. 12-88392.1

Prepared for

MR. GEORGE GARIKIAN
1211 Cortez Drive
Glendale, California 91207

PARTNER
Engineering and Science, Inc.

April 30, 2012

Mr. George Garikian
1211 Cortez Drive
Glendale, California 91207

Subject: Phase I Environmental Site Assessment
2930 South Sepulveda Boulevard
Los Angeles California 90064
Partner Project No. 12-88392.1

Dear Mr. Garikian:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in general conformance with the scope and limitations as detailed in the ASTM Practice E1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to Mr. George Garikian. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (310) 615-4500.

Sincerely,

Jenny Redlin, REA
Relationship Manager

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-05, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Mr. George Garikian for the property located at 2930 South Sepulveda Boulevard in the City of Los Angeles, Los Angeles County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Mr. George Garikian with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the east side of South Sepulveda Boulevard within a mixed commercial and residential area of Los Angeles, California. Please refer to the table below for further description of the subject property:

Address:	2930 South Sepulveda Boulevard
Assessor's Parcel Number (APN):	425-1003-032
Nature of Use:	Commercial
Number of Buildings:	One
Number of Floors:	One with mezzanine level
Type of Construction:	Masonry on concrete slab foundation
Building Square Footage (SF):	7,645 SF
Land Acreage (Ac):	0.593 Ac
Date of Construction:	1962
Current Tenants:	Bank of America

The subject property is currently occupied by a Bank of America branch for commercial use. In addition to the current structure, the subject property is also improved with asphalt-paved parking areas and associated landscaping. The interior of the subject property building consists of a lobby, a teller area, a safety vault, offices, and storage rooms on the first floor and an employee break room, bathrooms, and storage rooms on the mezzanine level. The exterior of the subject property contains parking areas and driveways (north and east of the building) and landscaped areas (west of the building along South Sepulveda Boulevard).

According to available historical sources, the subject property was formerly used as an agricultural field from as early as 1938 to at least 1947, was vacant land by 1956, and developed with the existing building in 1962. Since then, the subject property has been used as a bank branch.

The immediately surrounding properties consist of Super Gyms to the north; an alley followed by an office building to the south; an alley followed by single family residences to the east; and South Sepulveda Boulevard followed by a commercial retail building occupied by Cherri's Nail Spa, Bookends, T-Shirt Pros, and Gabe's Sports Bar to the west.

According to information obtained from the State Water Resources Control Board (SWRCB)'s GeoTracker database, the depth and direction of groundwater in the vicinity of the subject property is inferred to be present at approximately 80 to 86 feet below ground surface (bgs) and flow to the southwest.

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substance or petroleum product on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term REC includes hazardous substances and petroleum products even under conditions that might be in compliance with laws. The term is not intended to include "de minimis" conditions that do not present a threat to human health and/or the environment and that would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies. The following was identified during the course of this assessment:

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

A *historical recognized environmental condition (HREC)* refers to an environmental condition which would have been considered a REC in the past, but which is no longer considered a REC based on subsequent assessment or regulatory closure. The following was identified during the course of this assessment:

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

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

- The subject property historically appeared to be utilized for agricultural purposes prior to the construction of the existing structure. There is a potential that agriculturally related chemicals: pesticides, herbicides, and fertilizers may have been used and stored on site. The subject property is currently developed with a commercial building with paved parking areas and landscaped areas. During development activities at the subject property, near surface soils (where residual pesticide concentrations would have most likely been present, if at all) would have been mixed with fill material or disturbed during grading. Also, it is common that engineered fill material was placed over underlying soils as part of the development

activities. Furthermore, it is likely that residual pesticides (if any) would have degraded since the subject property was last utilized for agricultural purposes. Therefore, the former agricultural use of the subject property is not expected to represent a significant environmental concern.

- Based on the construction date of the subject building, it is possible that asbestos-containing materials (ACMs) are present on the subject property. Overall, suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. Suspect ACMs should be sampled prior to repair, renovation, or demolition activities.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 of 2930 South Sepulveda Boulevard in the City of Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to or deletions from this practice are described in Section 1.5 of this report.

This assessment has not revealed evidence of recognized environmental conditions in connection with the subject property. Environmental issues were noted as above. Based on the conclusions of this assessment, Partner recommends the following:

- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs located at the subject property.

Certification, Limitations and Statement of Independence

This report has been prepared by the staff of Partner for Mr. George Garikian under the professional supervision of the principal and/or senior staff whose seal(s) and signatures appear hereon. Neither Partner, nor any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties or which may be responsible for environmental issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments founded upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expressed or implied.

The investigation was prepared in accordance with scope of work provided by the client for the use and benefit of Mr. George Garikian, its successors, and assignees. It is based, in part, upon documents, writings, and information owned, possessed, or secured by Mr. George Garikian. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of Mr. George Garikian.

Anyone seeking defenses to CERCLA liability must take independent action to perfect their position.

Regarding the property seller and/or purchaser (choose one):

_X_ Our firm does not now, nor has it ever had, any affiliation, nor have we ever done any work for the buyer or seller of the property to the best of our knowledge.

___ Our firm has had either an affiliation or done work for the buyer or seller as is described in the attached sheet.

This is certified as true and correct to the best of my (our) knowledge. The above information (and attachments) are subject to penalty for false statements under 18 U.S.C. Section 1001.

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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 2930 South Sepulveda Boulevard in the City of Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-05) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was 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 E-1527-05 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).

1.2 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-05. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor.

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

1.3 Limitations

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

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

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

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

This report has been prepared by the staff of Partner for Wells Fargo Bank under the professional supervision of the principal and/or senior staff whose seal(s) and signatures appear hereon. Neither Partner, nor any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties or which may be responsible for environmental issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments founded upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expressed or implied.

The investigation was prepared in accordance with scope of work provided by the client for the use and benefit of Wells Fargo Bank, its successors, and assignees. It is based, in part, upon documents, writings, and information owned, possessed, or secured by Wells Fargo Bank. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of Wells Fargo Bank.

Anyone seeking defenses to CERCLA liability must take independent action to perfect their position.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-05.

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

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

- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of a pre-survey questionnaire from the Report User. This information was not provided at the time of the assessment.

- Partner submitted Freedom of Information Act (FOIA) requests to the Los Angeles Fire Department (LAFD) Underground Storage Tank (UST) Division for information pertaining to hazardous substances, underground storage tanks, releases, inspection records, etc. for the subject property. As of this writing, the LAFD UST Division has not responded to Partner's request. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment. If issues of an environmental concern are identified upon review of these documents, Partner will issue an addendum to this report.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property is located on the east side of South Sepulveda Boulevard. Please refer to the table below for further description of the subject property:

Address:	2930 South Sepulveda Boulevard
Assessor's Parcel Number (APN):	425-1003-032
Nature of Use:	Commercial
Number of Buildings:	One
Number of Floors:	One with mezzanine level
Type of Construction:	Masonry on concrete slab foundation
Building Square Footage (SF):	7,645 SF
Land Acreage (Ac):	0.593 Ac
Date of Construction:	1962
Current Tenants:	Bank of America

In addition to the current structure, the subject property is also improved with asphalt-paved parking areas and associated landscaping.

According to the Los Angeles County Assessor, the subject property is legally described as

"TRACT NO 14252 SE 24 FT MEASURED ON SW LINE OF LOT 37 AND ALL OF LOTS 38 AND LOT 39."

The ownership is currently vested in Binder Family Investments LLC.

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

2.2 Current Property Use

The subject property is currently occupied by a Bank of America branch for commercial use. The interior of the subject property building consists of a lobby, a teller area, a safety vault, offices, and storage rooms on the first floor and an employee break room, bathrooms, and storage rooms on the mezzanine level. The exterior of the subject property contains parking areas and driveways (north and east of the building) and landscaped areas (west of the building along South Sepulveda Boulevard).

The subject property is designated for commercial development by the City of Los Angeles and is considered a legal use in its current configuration.

The subject property was not identified in the regulatory database report of Section 4.2.

2.3 Current Use of Adjoining Properties

The subject property is located within a mixed commercial and residential area of Los Angeles, California. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately surrounding properties

North:	Super Gyms (2920 South Sepulveda Boulevard)
South:	Alley followed by an office building (2990 South Sepulveda Boulevard)
East:	Alley followed by single family residences (2925-2937 South Bentley Avenue)
West:	South Sepulveda Boulevard followed by a commercial retail building occupied by Cherri's Nail Spa (2955 South Sepulveda Boulevard), Bookends (2957 South Sepulveda Boulevard), T-Shirt Pros (2961 South Sepulveda Boulevard), and Gabe's Sports Bar (2965 South Sepulveda Boulevard)

The adjacent properties to the west and south were identified on the Resource Conservation and Recovery Act (RCRA) Small Quantity Generator (SQG) databases in the regulatory database report of Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS), *Beverly Hills, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 135 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently toward the southwest. The subject property is depicted in pink indicating urban development.

Please refer to Figure 2: Topographic Map.

2.4.2 Hydrology

According to topographic map interpretation, the direction of groundwater in the vicinity of the subject property is inferred to flow to the southwest. The nearest surface water in the vicinity of the subject property is the unnamed canal located approximately 2,000 feet southeast of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Los Angeles Department of Water and Power (LADWP) serves the subject property vicinity. According to a representative of the LADWP, shallow groundwater directly beneath the subject property is not utilized for domestic purposes.

According to information obtained from the GeoTracker, the depth and direction of groundwater in the vicinity of the subject property is inferred to be present at approximately 80 to 86 feet bgs and flow to the southwest.

2.4.3 Geology/Soils

The subject property is located within the Santa Monica Basin, a physiographic division of the Central Plain of the Los Angeles Basin. The Los Angeles Basin is a northwest rending alleviated lowland plain, underlain by superjacent and basement rocks or Mesozoic to Late Pleistocene age. Near surface sediments beneath the area of the subject property are composed of Recent age alluvium. The Recent alluvium is underlain by the Upper Pleistocene age Lakewood Formation. The Lakewood Formation is composed of discontinuous silt, clay and sand deposits. The Lower Pleistocene age San Pedro Formation un-conformably underlies the Lakewood Formation.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Panel Number 06037C1595F, dated September 26, 2008, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information

Period/Date	Source	Description/Use
1938 to 1947	Aerial Photographs	Agricultural
1956	Aerial Photographs	Vacant land
1962 to Present	Aerial Photographs, City Directories, Building Records, Interviews, On-site Observations	Commercial/Bank Branch

Potential environmental concerns were identified in association with the current or historic use of the subject property, as further discussed below.

The subject property historically appeared to be utilized for agricultural purposes prior to the construction of the existing structure. There is a potential that agriculturally related chemicals: pesticides, herbicides, and fertilizers may have been used and stored on site. The subject property is currently developed with a commercial building with paved parking areas and landscaped areas. During development activities at the subject property, near surface soils (where residual pesticide concentrations would have most likely been present, if at all) would have been mixed with fill material or disturbed during grading. Also, it is common that engineered fill material was placed over underlying soils as part of the development activities. Furthermore, it is likely that residual pesticides (if any) would have degraded since the subject property was last utilized for agricultural purposes. Therefore, the former agricultural use of the subject property is not expected to represent a significant environmental concern.

3.1 Aerial Photograph Review

On April 25, 2011, Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Data Resources, Inc (EDR). The aerial photographs were reviewed for indications of previous uses, as discussed below:

Date: 1938 **Scale:** 1"=555'

The subject property and adjacent properties appear to be used as agricultural fields.

South Sepulveda Boulevard is shown to the west of the subject property.

Date: 1947 **Scale:** 1"=666'

A small structure presumably associated with agricultural use is shown on the western portion of the subject property along South Sepulveda Boulevard.

The adjacent property to the south appears to be developed with a commercial structure. The adjacent properties to the north, east, and west (across South Sepulveda Boulevard) appear to be agricultural fields with small associated structures.

Date: 1956 **Scale:** 1"=400'

The subject property appears to be vacant land and no longer used as an agricultural field.

The adjacent properties appear to be vacant land to the north, the existing single family residences to the east, a commercial structure to the south, and the existing commercial structures to the west (across South Sepulveda Boulevard).

Date: 1965 **Scale:** 1"=666'

The subject property appears to be developed with the existing commercial structure with associated parking areas.

No significant changes are noted in the adjacent properties from the 1956 aerial photograph except for a new commercial structure to the north and additional commercial development to the south.

Date: 1976 **Scale:** 1"=666'

No significant changes are noted from the 1965 aerial photograph.

Date: 1989 **Scale:** 1"= 666'

The adjacent property to the south appears to be developed with the existing commercial structure. No other significant changes are noted from the 1976 aerial photograph

Date: 1994 **Scale:** 1"=500'

No significant changes are noted from the 1989 aerial photograph

Date: 2005 **Scale:** 1"=500'

No significant changes are noted from the 1994 aerial photograph.

Copies of aerial photographs are included in Appendix B of this report.

3.2 Sanborn Fire Insurance Maps

Sanborn maps were originally created in the late 1800s and early 1900s for assessing fire insurance liability in urbanized areas of the United States. These maps include detailed town and building information.

Partner reviewed Sanborn Fire insurance maps obtained from EDR's collection on April 25, 2012. Sanborn map coverage was not available for the subject property.

3.3 City Directories

City directories have been produced for most urban and some rural areas since the late 1800s. The directories are generally not comprehensive and may contain gaps in time periods.

Partner reviewed historical city directories obtained from Sherman Library for past names and businesses that were listed for the subject property and adjacent properties.

The findings are presented in the following table:

City Directory Search for 2930 South Sepulveda Boulevard (Subject Property)

Year(s)	Occupant Listed
1976, 1983, 1993, 1998, 2008	Bank of America

Based on the city directory review, no environmentally sensitive listings were identified for the subject property address.

According to the city directory review, the adjacent properties have been occupied by various commercial businesses including Wesdale Dry Cleaners at 2961 South Sepulveda Boulevard from at least 1976 to at least 1993 and Crest Cleaners at 11137 National Boulevard from at least 1988 to at least 1998. These properties are further discussed in Section 4.2.

3.4 Historical Topographic Maps

Historical topographic maps were not available at the time of the assessment. The historical use of the subject property was researched through other standard historical sources.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or historic hazardous materials usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-05, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

4.1.1 Health Department

Partner requested records from the Los Angeles County Department of Health Services (LACDHS) on April 19, 2012 for the subject property. These records may contain evidence indicating current and/or historical hazardous materials usage, storage or releases.

No records regarding hazardous materials use, storage or releases on the subject property were on file with the LACDHS.

4.1.2 Fire Department

Partner requested records from the Los Angeles Fire Department (LAFD), Environmental Unit, Hazardous Materials Records and Underground Storage Tank Records (UST) on April 19, 2012.

No records regarding hazardous materials use on the subject property were on file with the LAFD Hazardous Materials Division. At the issuance of this report, the LAFD UST Division has not responded to Partner's request.

4.1.3 Air Quality Management District

Partner researched the South Coast Air Quality Management District (AQMD) online Facility Information Detail (FIND) database on April 19, 2012 for information regarding any Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) records for the subject property related to air emission equipment, which may include dry cleaning machines and USTs.

No PTOs, NOVs, or NTCs were on file for the subject property with the AQMD.

4.1.4 Regional Water Quality Control Board

Partner researched the California Regional Water Quality Control Boards (RWQCB) online GeoTracker database on April 19, 2012 for information regarding any releases to the subsurface which may have impacted or threatened a body of water.

No records regarding a release or the presence of AULs on the subject property were on file with the RWQCB.

4.1.5 Department of Toxic Substances Control

Partner researched the Department of Toxic Substances Control (DTSC)'s EnviroStor database on April 19, 2012 for the subject property. These records may contain evidence indicating current and/or historical hazardous materials usage, storage or releases.

No records regarding a release or the presence of AULs for the subject property were on file with the DTSC.

4.1.6 Building Department

Partner visited the Records desk at Los Angeles Department of Building and Safety (LADBS) on April 25, 2012 for information regarding historical tenants and property use of the subject property. The following table contains a listing of permits reviewed:

Building Records Reviewed for 2930 South Sepulveda Boulevard (Subject Property)

Year(s)	Owner/Applicant	Description
1963	Ronald Binder	Certificate of Occupancy for two-story, type V, Bank of America
1977	Continental Services Co.	Certificate of Occupancy for one-story, type V, addition of existing on-story and mezzanine bank

According to records reviewed, the subject property was occupied by Bank of America as early as 1963.

4.1.7 Planning Department

Partner researched the Los Angeles Planning and Zoning Department Zoning Information and Map Access System web page (ZIMAS) on April 19, 2012 for information on the subject property in order to identify AULs associated with the subject property.

According to ZIMAS report, the subject property is zoned C2 for Community Commercial development by the City of Los Angeles and appears to be a legal use in its current configuration. No AULs were found for the subject property on the ZIMAS report.

4.1.8 Oil & Gas Exploration

The California Division of Oil, Gas and Geothermal Resources (DOGGR) maps contain information regarding oil and gas development. According to DOGGR, no oil or gas wells are located on or adjacent to the subject property.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by EDR. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet. Please refer to the radius map for a complete listing (Appendix C).

The subject property was not identified in the regulatory database report.

The adjacent properties to the west and south were identified on the RCRA SQG databases in the regulatory database report and further discussed in appropriate sections below.

Federal NPL

The National Priorities List (NPL) is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

No NPL sites are located within 1-mile of the subject property.

Federal CERCLIS List

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

No CERCLIS sites are listed within ½-mile of the subject property.

Federal CERCLIS-NFRAP Sites List

The CERCLIS No Further Remedial Action Planned (NFRAP) List is a compilation of sites that the EPA has investigated, and has determined that the facility does not pose a threat to human health or the environment, under the CERCLA framework.

No CERCLIS-NFRAP sites are listed within $^{1}/_{2}$-mile of the subject property.

Federal RCRA Generator List

The EPA Resource Conservation and Recovery Act (RCRA) program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

Nine RCRA Generator facilities are listed within ¼-mile of the subject property. Two sites are located adjacent to the subject property and further discussed below:

- Wesdale Cleaners (2961 South Sepulveda Boulevard) was formerly located adjacent to the west (hydrologically cross-/down-gradient) of the subject property. This facility is also listed on the HAZNET database for generation of unspecified oil-containing waste, waste/mixed oil, and oil/water separation sludge from 1993 to 2006. This facility is not listed as having violations and was not reported on any databases which report unauthorized spills or releases. Based on the inferred direction of groundwater flow and absence of a reported release, this facility is not expected to represent a significant environmental concern.

- Crest Cleaners (11137 National Boulevard) was formerly located adjacent to the south (hydrologically cross-/down-gradient) of the subject property. This facility is also listed on the HAZNET database for generation of halogenated solvents, unspecified organic liquid mixture, and liquids with halogenated organic compounds from 1995 to 2003. This facility is not listed as having violations and was not reported on any databases which report unauthorized spills or releases. Based on the inferred direction of groundwater flow and absence of a reported release, this facility is not expected to represent a significant environmental concern.

Based on the relative distance, current regulatory status and inferred direction of groundwater flow, the remaining listed facilities are not expected to represent a significant environmental concern.

Federal RCRA CORRACTS Facilities List

The RCRA CORRACTS database is the EPA's list of TSD facilities subject to corrective action under RCRA.

No RCRA CORRACTS facilities are listed within 1-mile of the subject property.

Federal Resource Conservation and Recovery Act (RCRA) TSD Facilities List

The RCRA Treatment, Storage and Disposal (TSD) database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste.

No RCRA TSD sites are listed within ½-mile of the subject property.

Federal Institutional Controls/Engineering Controls (IC/EC)

The Federal IC/EC database is designed to assist the EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant programs. The IC/EC sites are superfund sites that have either engineering or an institutional control in place. The data includes the control and the media contaminated.

No Federal IC/EC sites were found within ½-mile of the subject property.

Federal Emergency Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a national database used to collect information or reported release of oil or hazardous substances.

No ERNS sites are listed on or adjacent to the subject property.

State/Tribal Sites (RESPONSE)

The DTSC maintains a list of State Response Sites. These sites are considered to be confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

No Response sites are listed within 1-mile of the subject property.

State/Tribal Equivalent CERCLIS (ENVIROSTOR) Sites

The DTSC Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination of sites for which there may be reasons to investigate further. The database includes the following types: Federal Superfund Sites (NPL); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to information that was available in CalSites, and provides additional site information, including, but not limited t, identification of formerly-contaminated properties that have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environmental at contaminated sites.

Two EnviroStor sites are listed within 1-mile of the subject property. These facilities are located greater than ½-mile of the subject property. Based on the relative distance, these facilities are not expected to represent a significant environmental concern.

Solid Waste/Landfill Facilities (SWLF)

A database of SWLF is prepared by the California Integrated Waste Management Board.

One SWLF site is listed within ½-mile of the subject property. This site is located greater than $^{1}/_{8}$-mile of the subject property. Based on the relative distance, this site is not expected to represent a significant environmental concern.

State Leaking Underground Storage Tank List (LUST)

The RWQCB compiles lists of all leaks of hazardous substances from underground storage tanks.

Six LUST sites are listed within ½-mile of the subject property. One of these sites is located within $^{1}/_{8}$-mile of the subject property and further discussed below:

- Texaco USA (Former) at 11205 National Boulevard is located approximately 200 feet southwest (hydrologically down-gradient) of the subject property. This facility reported a release of "other solvent or non-petroleum hydrocarbon" which reportedly impacted soil only. The LUST case was closed on January 22, 1998. Based on the regulatory closure, type of media impacted (soil only), this facility is not expected to represent a significant environmental concern.

Based on the relative distance, regulatory status, and/or inferred direction of groundwater flow, the remaining listed sites are not expected to represent a significant environmental concern.

State Underground Storage Tank/Aboveground Storage Tank List (UST/AST)

The RWQCB compiles a list of UST and AST locations.

Twelve registered UST/AST facilities are listed within ¼-mile of the subject property. None of these sites are located adjacent to the subject property and not expected to represent a significant environmental concern based on the relative distance and/or lack of reported releases.

State/Tribal VCP Sites

The DTSC compiles a list of Voluntary Cleanup Program (VCP) sites.

No State/Tribal VCP sites were found within ½-mile of the subject property.

US Brownfield Sites

The EPA Brownfield database was reviewed to identify facilities that qualify for federal remediation funding under the Small Business Liability Relief and Brownfield Revitalization Act (the "Brownfield" amendment to CERCLA).

No US Brownfield sites were noted within ½-mile of the subject property.

State Spills Sites (SLIC)

The RWQCB maintains reports of sites that have records of spills, leaks, investigations and cleanups.

No SLIC sites are listed on or adjacent to the subject property.

Tribal Records

The EPA maintains a database of Indian administered lands of the United States that total 640 acres or more.

No Tribal sites were found within 1-mile of the subject property.

DRYCLEANERS

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, garment pressing and cleaner's agents, linen supply, coin-operated laundries and cleaning, drycleaning plants, except rugs, carpet and upholstery cleaning, and industrial launderers.

One Drycleaners site is listed within ¼-mile of the subject property. This site is not located adjacent to the subject property and not expected to represent a significant environmental concern based on the relative distance and lack of reported releases.

4.3 Vapor Encroachment Screening

Partner has performed a Vapor Encroachment Screening (Tier 1) in general accordance with the scope of work and limitations of ASTM Standard Practice E 2600-10 for the subject property. The purpose of this Vapor Encroachment Screening (Tier 1) was to identify existing or potential Vapor Encroachment Conditions (VEC) (as defined by ASTM Standard E 2600-10) affecting the subject property. As part of the screening, Partner completed the Questionnaire that can be found in Section X3 of ASTM E 2600-10, which is duplicated in the table below:

VEC Tier 1 Screening

Question	Response	Comments
1. Property Type?	Commercial	
2. Are there buildings/structures on the property?	Yes	
3. Will buildings/structures be constructed on the property in the future?	Unknown	
4. If buildings exist or are proposed, do/will they have elevators?	No	
5. Type of level below grade (existing or proposed)?	Slab on Grade	

Question	Response	Comments
6. Ventilation in level below grade?	No	
7. Sump pumps, floor drains, or trenches (existing or proposed)?	No	
8. Radon or methane mitigation system installed?	No	
9. Heating system type (existing or proposed)?	HVAC	
10. Type of fuel energy (existing or proposed)?	Electric	
11. Have there ever been any environmental problems at the property?	No	
12. Does/will a gas station or dry cleaner operate anywhere on the property?	No	
13. Do any tenants use hazardous chemicals in relatively large quantities on the property?	No	
14. Have any tenants ever complained about odors in the building or experienced health-related problems that may have been associated with the building?	No	
15. Are the operations (or proposed operations to be performed) on the property OSHA regulated?	No	
16. Are there any existing or proposed underground storage tanks (USTs) or above ground storage tanks (ASTs)?	No	
17. Are there any sensitive receptors (for example, children, elderly, people in poor health, and so forth) that occupy or will occupy the property?	No	

Additional VEC Criteria

Question	Response	Comments
1. Is the property known to have current or past contamination?	No	
2. Is contamination of the property suspected?	No	
3. Is an adjacent property known to have current or past contamination which may have impacted the subject property?	No	
4. Is a nearby property known to have current or past contamination which may have impacted the subject property?	No	
5. Is regional groundwater contamination known to exist beneath the property?	No	
6. Are you aware of other conditions which may result in vapor intrusion at the property?	No	

Based on the findings of the Tier 1 screen, vapor intrusion is unlikely to be an issue of concern in connection with the existing structures on the subject property. As such, no further assessment appears warranted at this time.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiry* is not complete. The user is asked to provide information or knowledge of the following:

- Environmental cleanup liens that are filed or recorded against the site.
- Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry.
- Specialized knowledge or experience of the person seeking to qualify for the LLPs.
- Relationship of the purchase price to the fair market value of the *property* if it were not contaminated.
- Commonly known or *reasonably ascertainable* information about the *property*.
- The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate assessment.
- The reason for preparation of this Phase I ESA.

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E 1527-05, Partner identified Mr. George Garikian as the User of this report.

5.1 Interviews

5.1.1 Interview with Owner

The owner of the subject property was not available to be interviewed at the time of the assessment.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report. Because the Report User (Client) is a lender, it is understood that the Report User would not have knowledge of the property that would significantly impact our ability to satisfy the objectives of this assessment. The lack of this information is not considered to represent a significant data gap.

5.1.3 Interview with Key Site Manager

Ms. Tonantzin Alvarez, key site manager (Bank of America Branch Manager), indicated that she had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

Ms. Alvarez has been associated with the subject property for year and a half and did not have knowledge of previous uses of the subject property.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap.

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-05, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records

Partner was not provided with title records for review as part of this assessment.

5.2.2 Environmental Liens or Activity and Use Limitation

No environmental lien or activity and use limitation information was provided by the User at the time of the assessment.

5.2.3 Specialized Knowledge

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

5.2.4 Commonly Known or Reasonably Ascertainable Information

Commonly known or *reasonably ascertainable* information within the local community about the subject property that is material to *recognized environmental conditions* in connection with the subject property was not provided by the User at the time of the assessment.

5.2.5 Valuation Reduction for Environmental Issues

Knowledge of reductions in property value due to environmental issues was not provided by the User at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

No previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

The subject property was inspected by Joseph Kim of Partner on April 25, 2012. The weather at the time of the site visit was overcast. The Property Manager was identified as Ms. Alvarez. Michelle (last name withheld), the Assistant Manager, accompanied Partner during field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property.

The subject property is currently occupied by a Bank of America branch. The interior of the subject property building consists of a lobby, a teller area, a safety vault, offices, and storage rooms on the first floor and an employee break room, bathrooms, and storage rooms on the mezzanine level. No potential environmental concerns were identified during the on-site reconnaissance. Non-ASTM issues are discussed in Section 6.3.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in a commercial dumpster located on the parking area of the adjacent property to the north. An independent solid waste disposal contractor removes solid waste from the subject property. Only household trash appears to be collected in the dumpster.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. Based on the construction date available, the subject property was likely connected to the municipal sanitary sewer system in 1962. The City of Los Angeles services the subject property vicinity. No wastewater treatment facilities or septic systems are located on the subject property.

6.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards the public right-of-way. Storm water from roofs, landscaped areas, and paved areas is directed to on-site concrete swales, which drain to the public right-of-way. The subject property is connected to a municipal owned and maintained sewer system.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Department of Agriculture; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity provided by LADWP. The mechanical system is comprised of roof-mounted HVAC system.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

No additional general site characteristics were observed.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Materials and Petroleum Products

No hazardous materials or petroleum products were observed on the subject property.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

6.2.3 Evidence of Releases

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – "*Non-PCB;"* 2) 50 ppm-500 ppm – "*PCB-Contaminated;"* and, 3) Greater than 500 ppm – "*PCB-Containing."* The manufacture,

process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. Two pole-mounted transformers were observed on the subject property. No staining or leakage was observed in the vicinity of the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

Additionally, no other potential PCB-containing equipment (interior transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, balers, etc.) was observed on the subject property during Partner's reconnaissance.

6.2.5 Strong, Pungent or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property.

6.2.7 Drains, Sumps and Clarifiers

No drains, sumps or clarifiers, other than those associated with storm water removal, were observed on the subject property.

6.2.8 Pits, Ponds and Lagoons

No pits, ponds or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. Asbestos is commonly used as an acoustic insulator, thermal insulation, fire proofing and in other building materials. Exposure to airborne friable asbestos may result in a potential health risk because persons breathing the air may breathe in asbestos fibers. Continued

exposure can increase the amount of fibers that remain in the lung. Fibers embedded in lung tissue over time may cause serious lung diseases including: asbestosis, lung cancer, or mesothelioma.

The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1980 and have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property building was constructed in 1962. Partner has conducted a limited, visual evaluation of accessible areas for the presence of suspect asbestos containing materials (ACMs) at the subject property. The objective of this visual survey was to note the presence and condition of suspect ACM observed. Please refer to the table below for identified suspect ACMs:

Suspect ACMs

Suspect ACM	Location	Friable Yes/No	Physical Condition
Drywall Systems	Throughout Building Interior	No	Good
Floor Tiles	Throughout Building Interior	No	Good
Suspended Ceiling Tiles	Throughout Building Interior	Yes	Good

The limited visual survey consisted of noting observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain asbestos. This activity was not designed to discover all sources of suspect ACM, PACM, or asbestos at the site; or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. Rather, it is intended to give the User an indication if significant (significant due to quantity, accessibility, or condition) potential sources of ACM or PACM are present at the subject property. Additional sampling, inspection, and evaluation will be warranted for any other use.

Partner was not provided building plans or specifications for review, which may have been useful in determining areas likely to have used ACM.

According to the US EPA, ACM and PACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Prior to any disturbance of the construction materials within this facility, a comprehensive ACM survey is recommended.

6.3.2 Lead-Based Paint (LBP)

Due to the commercial nature of use of the subject property, LBP was not considered within the scope of this assessment.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones; Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the US EPA Action Limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L.

Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the LADWP serves the subject property vicinity. According to the LADWP, the subject property was connected to the public water system in 1962. According to a representative of the LADWP, the sources of public water for the City of Los Angeles are surface water (Colorado River Aqueduct & Los Angeles Aqueduct) as well as groundwater. According to the most recent Annual Water Quality Report, water supplied to the subject property is in compliance with the regulations pertaining to drinking water standards, including those for lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g.in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding). Mold growths often appear as discoloration, staining, or fuzzy growth on building materials or furnishings and are varied colors of white, gray, brow, black, yellow, and green. In large quantities, molds can cause allergic symptoms when inhaled or through the toxins the molds emit.

Partner observed accessible, interior areas for the subject property building for significant evidence of mold growth; however, this ESA should not be used as a mold survey or inspection. Additionally, this evaluation was not designed to assess all areas of potential mold growth that 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) mold growth is present

at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

No obvious indications of water damage or mold growth were observed during Partner's visual assessment.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises and public right-of-ways. No items of environmental concern were identified on the adjacent properties during the adjacent property reconnaissance except for the following:

6.4.1 Polychlorinated Biphenyls (PCBs)

Pole-mounted transformers were observed on the adjacent properties. No staining or leakage was observed in the vicinity of the transformers. Based on these observations, the presence of adjacent transformers is not expected to represent a significant environmental concern.

7.0 FINDINGS AND CONCLUSIONS

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substance or petroleum product on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term REC includes hazardous substances and petroleum products even under conditions that might be in compliance with laws. The term is not intended to include "de minimis" conditions that do not present a threat to human health and/or the environment and that would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies. The following was identified during the course of this assessment:

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

A *historical recognized environmental condition (HREC)* refers to an environmental condition which would have been considered a REC in the past, but which is no longer considered a REC based on subsequent assessment or regulatory closure. The following was identified during the course of this assessment:

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

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

- The subject property historically appeared to be utilized for agricultural purposes prior to the construction of the existing structure. There is a potential that agriculturally related chemicals: pesticides, herbicides, and fertilizers may have been used and stored on site. The subject property is currently developed with a commercial building with paved parking areas and landscaped areas. During development activities at the subject property, near surface soils (where residual pesticide concentrations would have most likely been present, if at all) would have been mixed with fill material or disturbed during grading. Also, it is common that engineered fill material was placed over underlying soils as part of the development activities. Furthermore, it is likely that residual pesticides (if any) would have degraded since the subject property was last utilized for agricultural purposes. Therefore, the former agricultural use of the subject property is not expected to represent a significant environmental concern.

- Based on the construction date of the subject building, it is possible that asbestos-containing materials (ACMs) are present on the subject property. Overall, suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. Suspect ACMs should be sampled prior to repair, renovation, or demolition activities.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 of 2930 South Sepulveda Boulevard in the City of Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to or deletions from this practice are described in Section 1.5 of this report.

This assessment has not revealed evidence of recognized environmental conditions in connection with the subject property. Environmental issues were noted as above. Based on the conclusions of this assessment, Partner recommends the following:

- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs located at the subject property.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

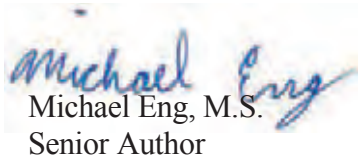
Partner has performed a Phase I Environmental Site Assessment of the property located at 2930 South Sepulveda Boulevard in the City of Los Angeles, Los Angeles County, California in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, the undersigned meet the definition of an *Environmental Professional* as defined in §312.10 of 40 CFR 312 and have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

Joseph Kim, CHMM, REA
Environmental Professional

Reviewed By:



Michael Eng, M.S.
Senior Author

9.0 REFERENCES

Contact List

Department of Toxic Substances Control's EnviroStor database, accessed via the Internet, April 2012

Division of Oil, Gas and Geothermal Resources database, accessed via the Internet, April 2012

Federal Emergency Management Agency, accessed via the Internet, April 2012

Los Angeles City Department of Building & Safety

Los Angeles City Fire Department

Los Angeles City Planning Division

Los Angeles County Department of Health Services

Los Angeles County Office of the Assessor, accessed via the Internet, April 2012

South Coast Air Quality Management District's FIND database, accessed via the Internet, April 2012

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United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the Internet, April 2012

United States Geological Survey, accessed via the Internet, April 2012

United States Environmental Protection Agency, accessed via the Internet, April 2012

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM E 1527-05

Environmental Data Resources, Inc., The EDR Radius Map Report, The EDR Aerial Photo Decade Package, April 2012.

United States Geological Survey Topographic Map 1995, 7.5 minute series, Beverly Hills, California Quadrangle

FIGURES

1- SITE LOCATION MAP

2- TOPOGRAPHIC MAP

3- SITE PLAN

PARTNER

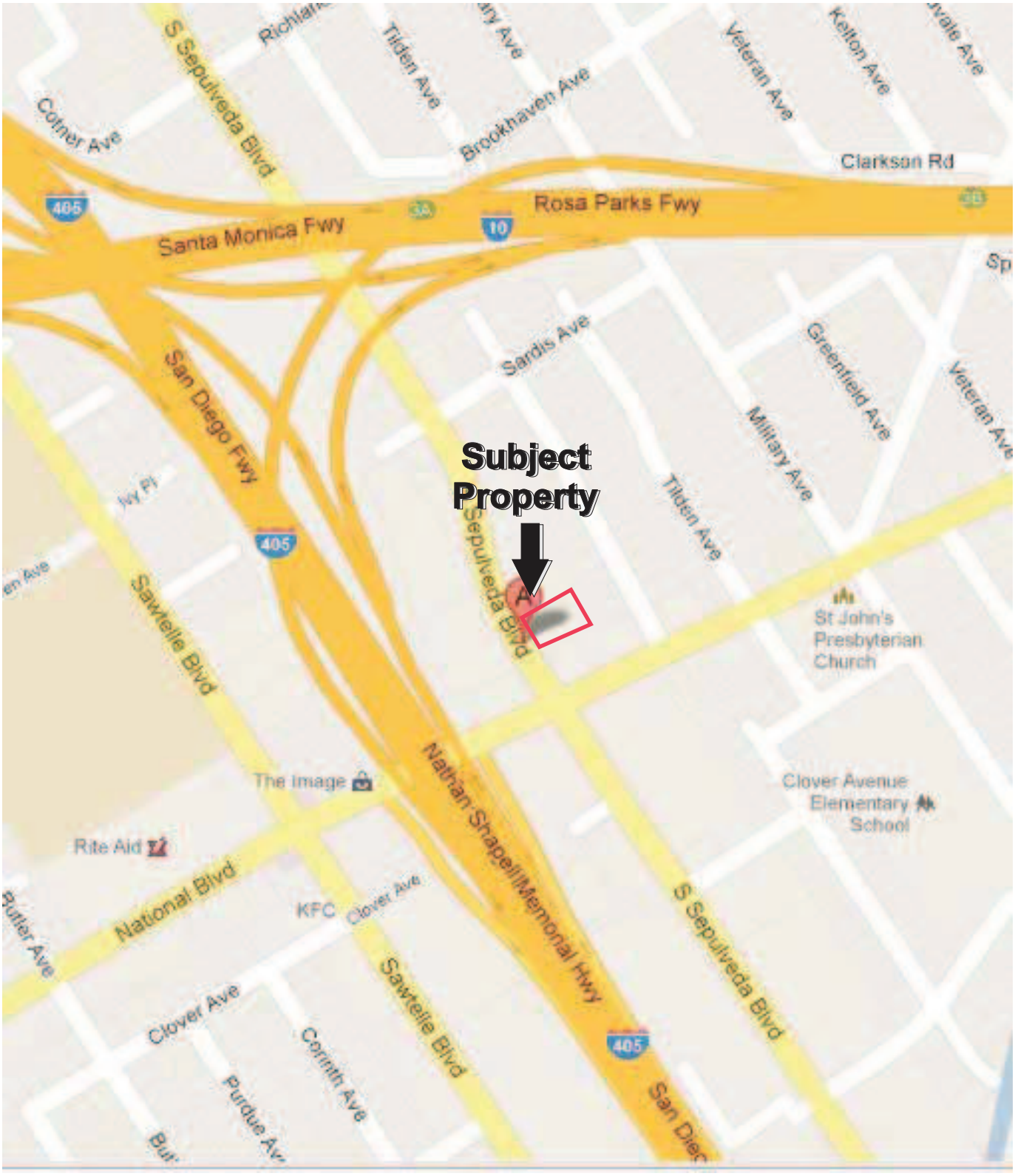

FIGURE 1: SITE LOCATION MAP

Site Address:
Bank of America
2930 South Sepulveda Boulevard
Los Angeles, California 90064

N

Drawing Not To Scale

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Project No: 12-88392.1

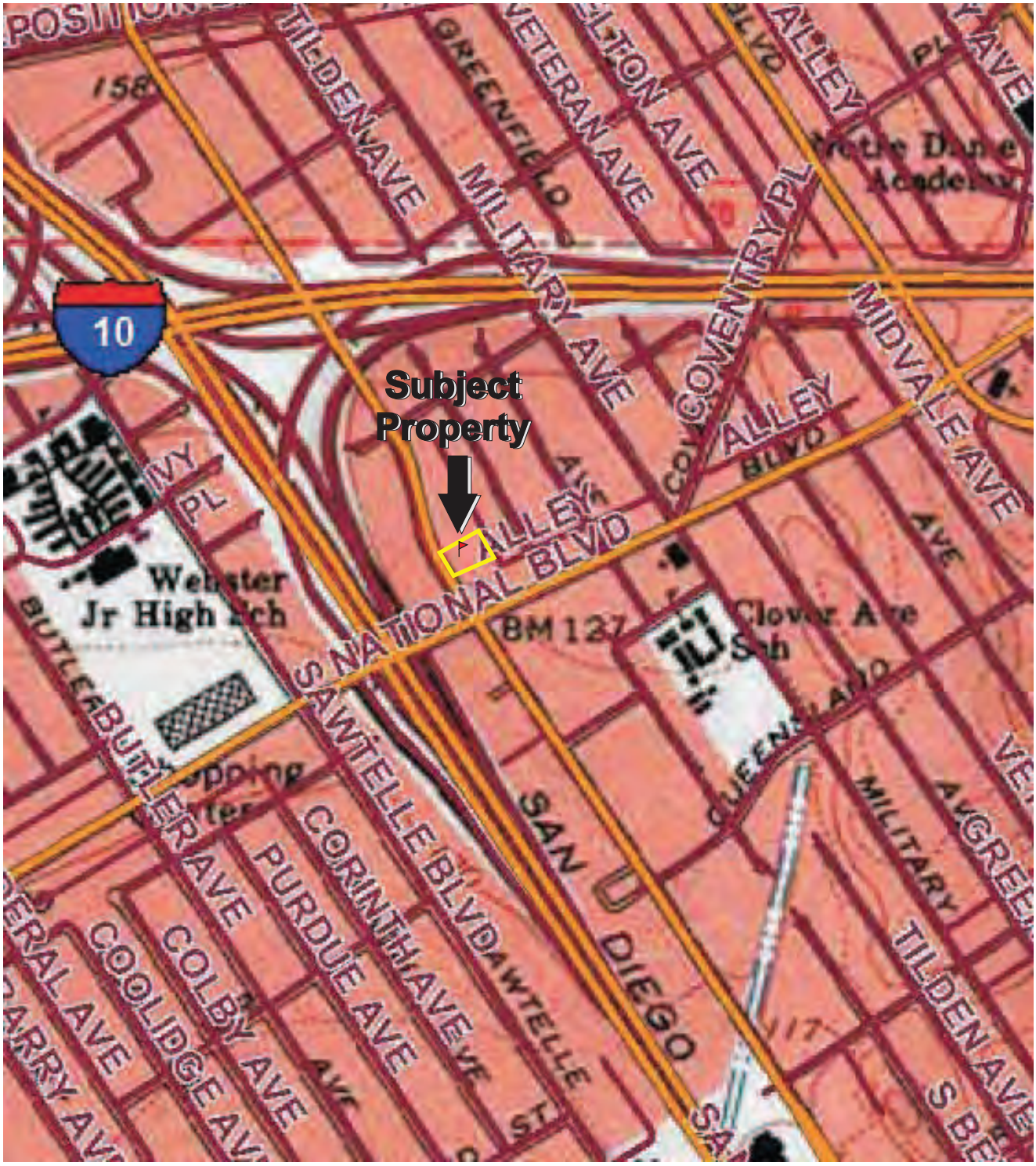

FIGURE 2: TOPOGRAPHIC MAP

Site Address:
Bank of America
2930 South Sepulveda Boulevard
Los Angeles, California 90064

N

USGS 7.5 Minute
Beverly Hills, CA
Quadrangle
1995

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FIGURE 3: SITE PLAN

Site Address:
Bank of America
2930 South Sepulveda Boulevard
Los Angeles, California 90064

N

KEY:
Subject Site

GROUNDWATER FLOW

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APPENDIX A: SITE PHOTOGRAPHS

PARTNER

1. Subject property looking northeast.

2. Subject property looking southeast.

3. Subject property looking southwest.

4. Subject property looking northwest.

5. Landscaped area in front of the building along South Sepulveda Boulevard.

6. Parking areas north of the building.

SITE PHOTOGRAPHS

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Bank of America
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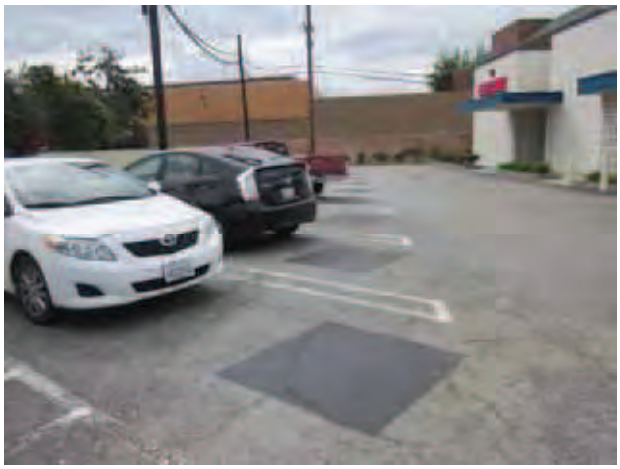
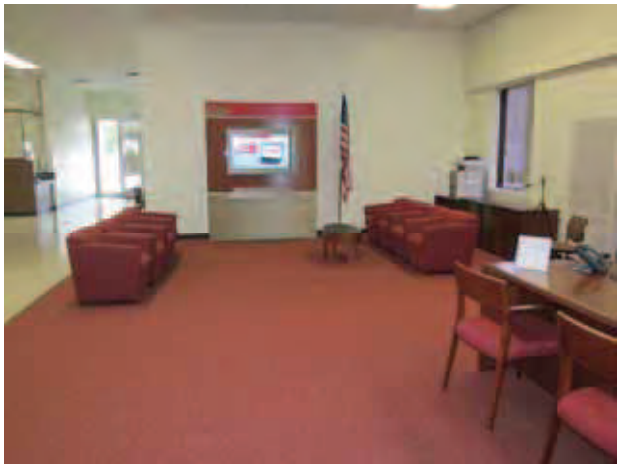
7. Alley located south of the subject property.

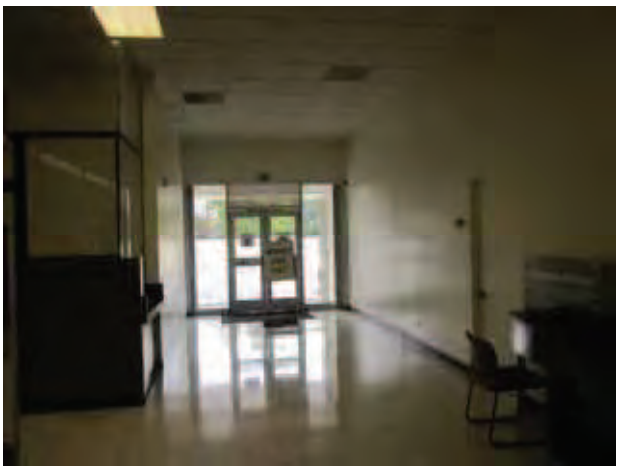


8. Parking areas east of the building.

9. Trash enclosure on the parking lot of adjacent property to the north.



10. Lobby on the first floor.



11. Rear (eastern) entrance area on the first floor.

12. Teller area on the first floor.

SITE PHOTOGRAPHS

Site Address:

Bank of America
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Los Angeles, California 90064

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Project No.: 12-88392.1

13. Hallway on the mezzanine level.

14. Employee break room on the mezzanine level.

15. Storage room on the mezzanine level.

16. Storage room on the mezzanine level.

17. Storage room on the mezzanine level.

18. Storage room on the mezzanine level.

SITE PHOTOGRAPHS

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Project No.: 12-88392.1

19. Adjacent property to the north (Super Gyms).

20. Adjacent property to the south (office building).

21. Adjacent property to the east (single family residences).

22. Adjacent property to the west across South Sepulveda Boulevard (commercial retail building).

SITE PHOTOGRAPHS

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Project No.: 12-88392.1

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

1- QA/QC FORM

2- SUPPORTING DOCUMENTS

PARTNER

QA/QC Historical Research

Source	2010	2005	2000	1995	1990	1985	1980	1970	1960	1950	1940	1930	1920	1910	1900
50 Year Chain of Title															
Aerial Photos		X		X	X		X	X	X	X	X				
Building Department Permits								X	X						
Building Department Plans															
Planning Department Records	X														
Fire Insurance Maps															
Oil, Gas and Mining Maps	X														
Fire Department Records															
UST Permits and Registrations															
Street Directories	X	X	X	X	X	X	X	X							
Observation	X														
Personal Knowledge															
Interviews	X														
Wetlands	X														
Other															

Mold Checklist

The following items should be evaluated to assist in determining the potential for fungi and bacteria contamination. Check YES, NO, NA (Not Applicable), or NI (Inspection Not within the scope of this assignment.) Include a description of answers which result in recommendation for correction or additional evaluation under Wells Fargo's guidelines.

Interview – Is the owner/operator aware of:	**YES**	**NO**
1. Current or past flood damage?		X
2. Current or past water leaks?		X
3. Past abatement or correction mold conditions occurred?		X
4. Complaints of symptoms common to mold response?		X
5. Current or past allegations of mold-related ailments, sick building syndrome or similar condition?		X

Inspection:	**YES**	**NO**	**NA**	**NI**
6. Roof				
6.1 Is there any visible mold present?				X
6.2 Is the roof in poor condition?				X
6.3 Are roof vents blocked?				X
7. Heating Ventilation and Air Conditioning - Air intake vents				
7.1 Is there any evidence of mold on or around the air intake?				X
7.2 Is there evidence of standing water near the air intake?				X
7.3 Is there any accumulation of organic materials near the air intake?				X
7.4 Is the air intake unscreened?				X
7.5 Is the air intake blocked?				X
7.6 Is there a cooling tower located within 25 feet of the air intake?				X
8. Heating Ventilation and Air Conditioning - Air Handling				
8.1 Is there evidence of mold in, on or around an air handling unit?				X
8.2 Are return air filters moldy, dirty or blocked?				X
8.3 Is there standing water in or around the air handling units?				X
9. Ductwork and Plenums				
9.1 Are return air ducts and plenum clean?				X
9.2 Are supply ducts clean?				X
9.3 Was mold observed in supply or return air ducts or plenum?				X
10. Building Exterior				
10.1 Did you observe staining or discoloration of the building exterior which is not an intended finish and did not appear to result from rust?		X		
10.2 Is there a musty smell or strong odor present?		X		
10.3 Does the exterior slope away from the building?	X			
10.4 Are crawlspace vents blocked?			X	
11. Building Interior				
11.1 Is there any visible mold present?		X		
11.2 Is there a musty smell or strong odor present?		X		
11.3 Did you observe staining or discoloration of the floor, walls, ceiling, fixtures or finish materials?		X		
11.4 Did you observe evidence of current or past water leaks?		X		
11.5 Did you observe crumbling or degrading of walls or ceilings?		X		
11.6 Did you observe bubbling or swelling of painted surfaces?		X		
11.7 Are sewer injectors located in the building?		X		
a) Do they appear to be working properly?				

The client specifically recognizes that, though the individual completing this inspection is a trained observer of real estate, recognizing, detecting, and measuring the presence of mold may be beyond the scope of her/his expertise. Neither the individual completing this inspection, nor the firm engaged in completion of this assignment has any liability for the identification of mold-related concerns except as defined in applicable industry standards.

APPENDIX B: AERIAL PHOTOGRAPHS

Site Address:
Bank of America
2930 South Sepulveda Boulevard
Los Angeles, California 90064

N

Date: 1938

PARTNER
Engineering and Science, Inc.
www.PARTNEResi.com
(800) 419-4923

Project No.: 12-88392.1

APPENDIX B: AERIAL PHOTOGRAPHS

Site Address:
Bank of America
2930 South Sepulveda Boulevard
Los Angeles, California 90064

N

Date: 1947

PARTNER
Engineering and Science, Inc.
www.PARTNEResi.com
(800) 419-4923

Project No.: 12-88392.1

APPENDIX B: AERIAL PHOTOGRAPHS

Site Address:
Bank of America
2930 South Sepulveda Boulevard
Los Angeles, California 90064

N

Date: 1956

PARTNER
Engineering and Science, Inc.
www.PARTNEResi.com
(800) 419-4923

Project No.: 12-88392.1

APPENDIX B: AERIAL PHOTOGRAPHS

Site Address:
Bank of America
2930 South Sepulveda Boulevard
Los Angeles, California 90064

N

Date: 1965

PARTNER
Engineering and Science, Inc.
www.PARTNEResi.com
(800) 419-4923

Project No.: 12-88392.1

APPENDIX B: AERIAL PHOTOGRAPHS

Site Address:
Bank of America
2930 South Sepulveda Boulevard
Los Angeles, California 90064

N

Date: 1976

PARTNER
Engineering and Science, Inc.
www.PARTNEResi.com
(800) 419-4923

Project No.: 12-88392.1

APPENDIX B: AERIAL PHOTOGRAPHS

Site Address:
Bank of America
2930 South Sepulveda Boulevard
Los Angeles, California 90064

N

Date: 1989

PARTNER
Engineering and Science, Inc.
www.PARTNEResi.com
(800) 419-4923

Project No.: 12-88392.1

APPENDIX B: AERIAL PHOTOGRAPHS

Site Address:
Bank of America
2930 South Sepulveda Boulevard
Los Angeles, California 90064

N

Date: 1994

PARTNER
Engineering and Science, Inc.
www.PARTNEResi.com
(800) 419-4923

Project No.: 12-88392.1

APPENDIX B: AERIAL PHOTOGRAPHS

Site Address:
Bank of America
2930 South Sepulveda Boulevard
Los Angeles, California 90064

N

Date: 2005

PARTNER
Engineering and Science, Inc.
www.PARTNEResi.com
(800) 419-4923

Project No.: 12-88392.1

2930 S. Sepulveda Boulevard
2930 S. Sepulveda Boulevard
LOS ANGELES, CA 90064

Inquiry Number: 3304655.3
April 17, 2012

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

4/17/12

Site Name:
2930 S. Sepulveda Boulevard
2930 S. Sepulveda Boulevard
LOS ANGELES, CA 90064

Client Name:
Gardner Engineering and
2154 Torrance Blvd, Suite 200
Torrance, CA 90501-0000

EDR Inquiry # 3304655.3

Contact: Brett Nielsen

The complete Sanborn Library collection has been searched by EDR, and the insurance maps covering the target property location provided by Gardner Engineering and Science, Inc. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: 2930 S. Sepulveda Boulevard
Address: 2930 S. Sepulveda Boulevard
City, State, Zip: LOS ANGELES, CA 90064
Cross Street:
P.O. # NA
Project: 12-0392.1
Certification # 0535-46-C-996A

Sanborn Library search results
Certification # 0535-46-C-996A

NO ANCIENT SITES OR ENVIRONMENTAL LIENS

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and the insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, providing historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Address of Building 2930 Sepulveda Blvd.

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE Any change of use or occupancy must be approved by the Department of Building and Safety

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows Ch 1, as to permitted uses, Ch 9, Arts 1, 3, 4, and 5, and with applicable requirements of State Housing Act,—for following occupancies

Issued 1-7-63 Permit No and Year WLA 40476/62

Two Story, type V,65' x 82' Bank of America
13 parking spaces.
G-1 Occupancy.

Owner

Owner's Address Ronald Binder
8840 W. Olympic Blvd.
Beverly Hills, California

Form B-95b—2M Sets—8-61 (C-10) J C MONNING, Superintendent of Building—By A. E. HEWITT:jb

Address of Building 2930 Sepulveda Blvd.

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows Ch 1, as to permitted uses, Ch 9, Arts 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies.

Issued 4-29-77 Permit No. and Year LA30693/76

One story, Type V, 33'x65', addition to existing 65'x82', one story and mezzanine bank, 18 parking spaces required, 34 parking spaces provided, G-1 occupancy.
ZA 22034

0 0 0 0 4 0 0 1 0 2

Owner

Owner's Address Continental ServiceCo.
1335 S. Grand Avenue
Los Angeles, Calif. 90013

Form B-95b 5000217206508081645 BY CARL RUSSELL:wm

Los Angeles City Fire Department

Telephone (213) 978-3680 Fax (213) 978-3615
200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 4/17/2012

Requestor's Name: Joseph Kim Fax #: (949) 231-5185

Company/Agency: Partner Engineering & Science Ph. #: (310) 765-7281

Address: 19782 MacArthur Blvd, Unit/Ste. #: 230

City: Irvine State: CA Zip: 92612

Information is requested for

☐ Active Facilities Only

Check all that apply: ☑ Inventory Summary ☐ Review File (appt. required)

Business Name: N/A

Storage Address: 2930 S. Sepulveda Blvd. Unit/Ste. #:

City: Los Angeles State: CA Zip: 90064

Reason for Request: Phase I Environmental Site Assessment

FOR OFFICE USE ONLY

☑ **NO INFORMATION ON FILE**
☐ **HARD FILE DESTROYED**

☐ **INFORMATION AVAILABLE**

Facility I.D. No.:
Request No. :
Processed Date: 4/23/12
APPT. TO REVIEW FILE:
Processor Signature:

Allow 5 working days for processing

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. ____ x $0.10 = $

TOTAL: $

Los Angeles City Fire Department

Telephone (213) 978-3680 Fax (213) 978-3615
200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information
Hazardous Materials Records

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Requestor's Name: Joseph Kim Fax #: (949) 231-5185

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Address: 19782 MacArthur Blvd, Unit/Ste. #: 230

City: Irvine State: CA Zip: 92612

Information is requested for

☐ Active Facilities Only

Check all that apply: ☑ Inventory Summary ☐ Review File (appt. required)

Business Name:

Storage Address: 4923 N. Lankershim Blvd Unit/Ste. #:

City: North Hollywood State: CA Zip: 91601

Reason for Request: Phase I Environmental Site Assessment

FOR OFFICE USE ONLY

☑ **NO INFORMATION ON FILE**
☐ **HARD FILE DESTROYED**

☐ **INFORMATION AVAILABLE**

Facility I.D. No.:
Request No. :
Processed Date: 4/23/12
APPT. TO REVIEW FILE:
Processor Signature:

Allow 5 working days for processing

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. ____ x $0.10 = $

TOTAL: $

Los Angeles City Fire Department

Telephone (213) 978-3680 **Fax** (213) 978-3615
200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 4/17/2012

Requestor's Name: Joseph Kim Fax #: (949) 231-5185

Company/Agency: Partner Engineering & Science Ph. #: (310) 765-7281

Address: 19782 MacArthur Blvd, Unit/Ste. #: 230

City: Irvine State: CA Zip: 92612

Information is requested for

☐ Active Facilities Only

Check all that apply: ☑ Inventory Summary ☐ Review File (appt. required)

Business Name:

Storage Address: 4925 N. Laukershim Blvd. Unit/Ste. #:

City: North Hollywood State: CA Zip: 91601

Reason for Request: Phase I Environmental Site Assessment

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☐ **INFORMATION AVAILABLE**

Facility I.D. No.:
Request No. :
Processed Date: 4/23/12
APPT. TO REVIEW FILE:

Processor Signature:

Allow 5 working days for processing

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. ____ x $0.10 = $ ____

TOTAL: $

Los Angeles City Fire Department

Telephone (213) 978-3680 Fax (213) 978-3615
200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 4/17/2012

Requestor's Name: Joseph Kim Fax #: (949) 231-5185

Company/Agency: Partner Engineering & Science Ph. #: (310) 765-7281

Address: 19782 MacArthur Blvd, Unit/Ste. #: 230

City: Irvine State: CA Zip: 92612

Information is requested for

☐ Active Facilities Only

Check all that apply: ☑ Inventory Summary ☐ Review File (appt. required)

Business Name:

Storage Address: 4925 1/2 N. Lankershim Blvd. Unit/Ste. #:

City: North Hollywood State: CA Zip: 91601

Reason for Request: Phase I Environmental Site Assessment

FOR OFFICE USE ONLY

☑ **NO INFORMATION ON FILE**
☐ **HARD FILE DESTROYED**

☐ **INFORMATION AVAILABLE**

Facility I.D. No.:
Request No. :
Processed Date: 4/23/12
APPT. TO REVIEW FILE:

Processor Signature:

Allow 5 working days for processing

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. ____ x $0.10 = $

TOTAL: $

COUNTY OF LOS ANGELES
Public Health
Public Health Investigations

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

LEOLA MERCADEL
Chief, Public Health Investigation

5555 Ferguson Drive, Suite 120-04
Commerce, California 90022
TEL (323) 890-7801 • FAX (323) 726-0217

www.publichealth.lacounty.gov

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First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

April 19, 2012

PARTNER
19782 MACARTHUR BOULEVARD SUITE 230
IRVINE CA 92612

Attention: JOSEPH KIM

RE: 2930 S. SEPULVEDA BLVD, LOS ANGELES CA 90064

I, the undersigned, being the Custodian or the Keeper of Records, certify that a thorough search for the records you requested was carried out under my direction and control.

This search revealed no records.

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, name, or classification; or were not located. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

If you have any questions regarding your request, please contact our office at (323) 890-7801.

Very truly yours,

RF

ROBERT FLORA, Deputy Health Officer
Public Health Investigation

yc
H-1406. 12

14B1 - NO Records Form
Revised 11/30/11

APPENDIX C: REGULATORY DATABASE REPORT

PARTNER

□□□□ S. Sep□l□eda □o□le□ard
2930 S. Sepulveda Boulevard
LOS ANGELES, CA 90064

Inquiry Number: 3304655.2□
April 17, 2012

The □DR Radi□s Map□ Report

EDR® Environmental Data Resources Inc

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2930 S. SE□□L□E□A BO□LE□A□□
LOS ANGELES, CA 90064

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Federal NPL site list

N□L---------- Na□ional □riori□y Li□□

□□□C□T□□ S□MMAR□

□ropo□ed N□L ..... □ropo□ed Na□ional □riori□y Li□□Si□e□
N□L LIENS ..... □ederal Super□und Lien□

Federal Delisted NPL site list

□eli□□ed N□L ..... Na□ional □riori□y Li□□□ele□ion□

Federal CERCLIS list

CE□CLIS ..... Compre□en□ive Environmen□al □e□pon□e, Compen□a□ion, and Liabili□y In□orma□ion Sy□□em
□E□E□AL □ACILI□□ ..... □ederal □a□ili□y Si□e In□orma□ion li□□in□

Federal CERCLIS NFRAP site List

CE□C□N□□A□ ..... CE□CLIS No □ur□□er □emedial A□□ion □lanned

Federal RCRA CORRACTS facilities list

CO□□AC□S ..... Corre□□ive A□□ion □epor□

Federal RCRA non-CORRACTS TSD facilities list

□C□A□□S□□ ..... □C□A □□rea□men□, S□ora□e and □i□po□al

Federal RCRA generators list

□C□A□L□G ..... □C□A □Lar□e □uan□i□y Genera□or□

Federal institutional controls / engineering controls registries

□S ENG CON□□OLS ..... En□ineerin□ Con□rol□ Si□e□ Li□□
□S INS□ CON□□OL ..... Si□e□ □i□□ In□i□u□ional Con□rol□

Federal ERNS list

E□NS ..... Emer□en□y □e□pon□e No□i□a□ion Sy□□em

State- and tribal - equivalent NPL

□ES□ONSE ..... S□a□e □e□pon□e Si□e□

State and tribal leaking storage tank lists

SLIC ..... S□a□e□ide SLIC Ca□e□
IN□IAN L□S□ ..... Lea□in□ □nder□round S□ora□e □an□□on Indian Land

State and tribal registered storage tank lists

AS□ ..... Above□round □e□roleum S□ora□e □an□□a□ili□ie□
IN□IAN □S□ ..... □nder□round S□ora□e □an□□on Indian Land
□E□A □S□ ..... □nder□round S□ora□e □an□Li□□in□

State and tribal voluntary cleanup sites

IN□IAN □C□ ..... □olun□ary Cleanup □riori□y Li□in□

□□□C□T□□□ S□MMAR□

□C□ ..... □olun□ary Cleanup □ro□ram □roper□ie□

ADD□T□ONAL □N□□RONM□NTAL R□CORDS

Local Brownfield lists

□S B□O□ N□IEL□S ..... A Li□in□ o□Bro□n□ield□Si□e□

Local Lists of Landfill / Solid Waste Disposal Sites

□EB□IS □EGION 9 ..... □orre□ □ ar□ine□ □e□erva□ion Ille□al □ump Si□e Lo□a□ion□
O□I ..... Open □ump Inven□ory
□ □ □□S□S□ A□ ..... □ a□□e □ana□emen□□ni□□a□aba□e
□A□LE□S ..... □e□i□□ered □ a□□e □ire □auler□Li□in□
IN□IAN O□I ..... □epor□on □□e S□a□u□o□Open □ump□on Indian Land□

Local Lists of Hazardous waste / Contaminated Sites

□S C□L ..... Clande□ine □ru□ Lab□
□IS□ Cal□Si□e□ ..... □i□ori□al Cal□i□e□ □a□aba□e
SC□ ..... S□□ool □roper□y Evalua□ion □ro□ram
□o□i□ □i□□ ..... □o□i□ □i□□Cleanup A□□Si□e□
AOCONCE□N ..... San Gabriel □alley Area□o□Con□ern
C□L ..... Clande□ine □ru□ Lab□
□S □IS□ C□L ..... Na□ional Clande□ine Labora□ory □e□i□□er

Local Land Records

LIENS 2 ..... CE□CLA Lien In□orma□ion
L□CIS ..... Land □□e Con□rol In□orma□ion Sy□□em
LIENS ..... Environmen□al Lien□Li□in□
□EE□ ..... □eed □e□ri□□ion Li□in□

Records of Emergency Release Reports

□□I□S ..... □a□ardou□□a□erial□In□orma□ion □epor□in□Sy□□em
C□□I□S ..... Cali□ornia □a□ardou□□a□erial In□iden□□epor□Sy□□em
L□S ..... Land □i□po□al Si□e□Li□in□
□CS ..... □ili□ary Cleanup Si□e□Li□in□

Other Ascertainable Records

□C□A□NonGen ..... □C□A □Non Genera□or□
□O□ O□S ..... In□iden□and A□□iden□□a□a
□O□ ..... □epar□men□o□□e□en□e Si□e□
□□□S ..... □ormerly □□ed □e□en□e Si□e□
CONSEN□ ..... Super□und □CE□CLA□Con□en□□e□ree□
□O□ ..... □e□ord□O□□e□i□ion
□□ □□A ..... □ranium □ill □ailin□□Si□e□
□INES ..... □ine□ □a□er Inde□ □ile
□□IS ..... □o□i□C□emi□al □elea□e Inven□ory Sy□□em
□SCA ..... □o□i□Sub□an□e□Con□rol A□□
□□□S ..... □I□□A□□SCA □ra□□in□Sy□□em □□I□□A □□ederal In□e□i□ide, □un□i□ide, □ □oden□i□ide A□□□□SCA □□o□i□Sub□an□e□Con□rol A□□□

□□□C□T□□ S□MMAR□

□IS□ □□□S	□I□□A□SCA □ra□□in□ Sy□em Admini□ra□ive Ca□e Li□in□
SS□S	Se□ion 7 □ra□□in□ Sy□em□
ICIS	In□e□ra□ed Complian□e In□orma□ion Sy□em
□A□S	□CB A□ivi□y □a□aba□e Sy□em
□L□S	□a□erial Li□en□in□ □ra□□in□ Sy□em
□A□IN□O	□adia□ion In□orma□ion □a□aba□e
□IN□S	□a□ili□y Inde□ Sy□em□a□ili□y □e□i□□y Sy□em
□AA□S	□C□A Admini□ra□ive A□ion □ra□□in□ Sy□em
CA BON□ E□□. □LAN	Bond E□pendi□ure □lan
□ □S	□ a□e □i□□ar□e Sy□em
N□□ES	N□□ES □ermi□□Li□in□
Cor□e□e	□Cor□e□e□□a□ardou□□ a□e □ Sub□an□e□Si□e□Li□□
No□i□y 65	□ropo□i□ion 65 □e□ord□
LA Co. Si□e □ii□a□ion	Si□e □ii□a□ion Li□□
LOS ANGELES CO. □□S	□□S: S□ree□Number Li□□
□ I□	□ ell Inve□i□a□ion □ro□ram Ca□e Li□□
EN□	En□or□emen□A□ion Li□□in□
□A□NE□	□a□ili□y and □ani□e□□a□a
E□I	Emi□□on□Inven□ory □a□a
IN□IAN □ESE□□	Indian □e□erva□ion□
SC□□ □□□CLEANE□S	S□a□e Coali□ion □or □emedia□ion o□□ry□leaner□Li□□in□
COAL AS□ E□A	Coal Combu□□ion □e□idue□Sur□a□e Impoundmen□□Li□□
□CB □□ANS□O□□E□	□CB □ran□□ormer □e□i□□ra□ion □a□aba□e
□□OC	Cer□i□ied □ro□e□□or□□a□aba□e
□□ □	EnviroS□or □ermi□□ed □a□ili□ie□Li□□in□
□□ □	□e□i□□ered □a□ardou□□ a□e □ran□por□er □a□aba□e
COAL AS□ □OE	Sleam□Ele□ri□□lan Operation □a□a
□INANCIAL ASS□□ANCE	□inan□ial A□□uran□e In□orma□ion Li□□in□
□□ □□	□edi□al □ a□e □ana□emen□□ro□ram Li□□in□

□DR PROPR□□TAR□ R□CORDS

EDR Proprietary Records

□anu□a□□ured Ga□□lan□□	E□□ □ropri□□ary □anu□a□□ured Ga□□lan□□
E□□ □i□ori□al Au□o S□a□ion□	E□□ □ropri□□ary □i□ori□Ga□S□a□ion□
E□□ □i□ori□al Cleaner□	E□□ □ropri□□ary □i□ori□□ry Cleaner□

S□RRO□ND□N□ S□T□S: S□ARC□ R□S□LTS

Surroundin□ □i□e□□ere iden□i□ied in □□e □ollo□in□ da□aba□e□.

Elevation□ □ave been de□ermined □rom □□e □SGS □i□i□al Elevation □odel and □□ould be evalua□ed on a rela□ive □no□an ab□olu□e□ba□i□. □ela□ive elevation in□orma□ion be□□een □i□e□ o□□lo□e pro□imi□y □□ould be □ield veri□ied. Si□e□ □i□□ an elevation equal □o or □i□□er □an □□e □ar□e□ proper□y □ave been di□eren□ia□ed belo□ □rom □i□e□□i□□ an elevation lo□er □an □□e □ar□e□ proper□y.
□a□e number□ and map iden□i□i□a□ion number□ re□er □o □□e E□□ □adiu□ □ap repor□□□ere de□ailed da□a on individual □i□e□□an be revie□ed.

Si□e□li□□ed in ***bold italics*** are in mul□iple da□aba□e□.

□nmappable □orp□an□□i□e□are no□□on□idered in □□e □ore□oin□ analy□i□.

□□□C□T□□□ S□MMAR□

STANDARD □N□RONM□NTAL R□CORDS

Federal RCRA generators list

□C□A□S□G: □C□AIn□o i□E□A□ □ompre□en□ive in□ormation □y□□em, providin□ a□□e□□ □o da□a □uppor□in□ □□e □e□our□e Con□erva□ion and □e□overy A□□□□C□A□o□1976 and □□e □a□ardou□ and Solid □ a□□e Amendmen□□□□S□ A□ o□19□4. □□e da□aba□e in□lude□ □ele□ive in□orma□ion on □ir□ □□□i□□ □enera□e, □ran□por□, □□ore, □rea□and□or di□po□e o□□a□ardou□ □a□e a□de□ined by □□e □e□our□e Con□erva□ion and □e□overy A□□□□C□A□. Small quan□i□y □enera□or□ □S□G□□□enera□e be□□een 100 □□ and 1,000 □□ o□□a□ardou□ □a□e per mon□□.

A revie□ o□□□e □C□A□S□G li□□, a□ provided by E□□, and da□ed 11□10□2011 □a□ revealed □□a□□□ere are □ □C□A□S□G □i□e□ □□i□□in appro□ima□ely 0.25 mile□ o□□□e □ar□e□ proper□y.

□□□al □igher □le□ation	Address	Direction □Distance	Map □D	Page
WEST DALE CLEANERS	*2961 S SEPULVEDA BLVD*	*SW 0 - 1/8 (0.022 mi.)*	*1*	*8*
IMAGE EXPERTS ONE HOUR FOTO	*11207 NATIONAL BLVD*	*SSW 0 - 1/8 (0.066 mi.)*	*B7*	*21*
CREST CLEANERS	*11137 NATIONAL BVD*	*E 0 - 1/8 (0.069 mi.)*	*C8*	*22*
LADWP - DS-145	*11131 W. NATIONAL BLVD*	*E 0 - 1/8 (0.077 mi.)*	*C9*	*25*
WESTDALE MAINT STA	*2723 S SEPULVEDA*	*NNW 1/8 - 1/4 (0.248 mi.)*	*E21*	*48*

Lo□er □le□ation	Address	Direction □Distance	Map □D	Page
WEST LOS ANGELES MEDICAL GP	*2990 SEPULVEDA BLVD*	*S 0 - 1/8 (0.036 mi.)*	*A2*	*11*
TEXACO SVC STA	*11205 NATIONAL BLVD*	*SSW 0 - 1/8 (0.057 mi.)*	*A4*	*14*
DYNAMIC V I P CLEANERS	*3128 S SEPULVEDA BLVD*	*SSE 1/8 - 1/4 (0.173 mi.)*	*16*	*37*

□C□A□CES□G: □C□AIn□o i□E□A□ □ompre□en□ive in□orma□ion □y□□em, providin□ a□□e□□ □o da□a □uppor□in□ □□e □e□our□e Con□erva□ion and □e□overy A□□□□C□A□o□1976 and □□e □a□ardou□ and Solid □ a□□e Amendmen□□□□S□ A□ o□19□4. □□e da□aba□e in□lude□ □ele□ive in□orma□ion on □ir□ □□□i□□ □enera□e, □ran□por□, □□ore, □rea□and□or di□po□e o□□a□ardou□ □a□e a□de□ined by □□e □e□our□e Con□erva□ion and □e□overy A□□□□C□A□. Condi□ionally e□emp□ □mall quan□i□y □enera□or□ □CES□G□□□enera□e le□□ □an 100 □□ o□□a□ardou□ □a□e, or le□□ □an 1 □□ o□ a□u□ely □a□ardou□ □a□e per mon□□.

A revie□ o□□□e □C□A□CES□G li□□, a□ provided by E□□, and da□ed 11□10□2011 □a□ revealed □□a□□□ere i□ 1 □C□A□CES□G □i□e □i□□in appro□ima□ely 0.25 mile□ o□□□e □ar□e□ proper□y.

Lo□er □le□ation	Address	Direction □Distance	Map □D	Page
RITE AID 5456	*11321 NATIONAL BLVD*	*SW 1/8 - 1/4 (0.226 mi.)*	*17*	*41*

State- and tribal - equivalent CERCLIS

EN□I□OS□O□: □□e □epar□men□ o□□o□ i□ Sub□an□e□ Con□rol□ □□□SC□□□Si□e □i□i□a□ion and Bro□n□ield□ □eu□e □ro□ram□□ S□B□□□□EnviroS□or da□aba□e iden□i□e□ □i□e□ □□a□□ave □no□n □ontamination or □ir□e□ or □□i□□ □□ere may be rea□on□ □o inve□□i□a□e □ur□□er. □□e da□aba□e in□lude□ □□e □ollo□in□ □i□e □ype□: □ederal Super□und □i□e□ □Na□ional □rori□i□e□ Li□□□N□L□□□S□a□e □e□pon□e, in□ludin□ □ilitary □a□ili□ie□ and S□a□e Super□und□□olun□ary Cleanup□and S□□ool □i□e□. EnviroS□or provide□ □imilar in□orma□ion □o □□e in□orma□ion □□a□□a□ available in CalSi□e□, and provide□ addi□ional □i□e in□orma□ion, in□ludin□, bu□ no□ limi□ed □o, iden□i□i□a□ion o□□ormerly□□on□amina□ed proper□ie□ □□a□□ave been relea□ed □or reu□e, proper□ie□ □□□ere environmen□al deed re□□ri□□ion□ □ave been re□orded □o preven□ inappropria□e land u□e□, and ri□□

□□□C□T□□□ S□MMAR□

□ara□eri□a□ion in□orma□ion □a□i□u□ed □o a□□e□□po□en□ial impa□□□ o□ publi□ □eal□□ and □□e environmen□a□ □on□amina□ed □i□e□.

A revie□ o□□□e EN□I□OS□O□ li□□, a□ provided by E□□, and da□ed 03□14□2012 □a□ revealed □□a□□□ere are 2 EN□I□OS□O□ □i□e□ □i□□in appro□ima□ely 1 mile o□□□e □ar□e□ proper□y.

□□□□al□□igher □le□ation	Address	Direction □Distance	Map □D	Page
MULTICHROME COMPANY INC	***11165 TENNESSEE AVE***	***NW 1/2 - 1 (0.866 mi.)***	***25***	***60***
S□a□u□: □e□er: 124□ Lo□al A□en□y				
TENNESSEE AVE LOFTS	***11500 TENNESSEE AVE***	***WNW 1/2 - 1 (0.942 mi.)***	***26***	***63***
S□a□u□: □e□er: 124□ Lo□al A□en□y				

State and tribal landfill and/or solid waste disposal site lists

S□ □L□: □□e Solid □a□e □a□ili□ie□ Landfill Si□e□ re□ord□ □ypi□ally □on□ain an inven□ory o□ □olid □a□e di□po□al □a□ili□ie□ or landfill□ in a par□i□ular □a□e. □□e da□a □ome □rom □□e In□e□ra□ed □a□e □ana□emen□ Board□□ Solid □a□e In□orma□ion Sy□□em □S□ IS□da□aba□e.

A revie□ o□□□e S□ □L□ li□□, a□ provided by E□□, and da□ed 02□20□2012 □a□ revealed □□a□□□ere i□ 1 S□ □L□ □i□e □i□□in appro□ima□ely 0.5 mile□ o□□□e □ar□e□ proper□y.

□□□□al□□igher □le□ation	Address	Direction □Distance	Map □D	Page
CAL□□ANS □ ES□□ALE L□□O□.	2723 SO□□□ SE□□L□E□A BL	NN□ 1□□ □1□4 □0.24□mi.□	E1□	43

State and tribal leaking storage tank lists

L□S□: □□e Lea□in□ □nder□round S□ora□e □an□ In□iden□ □epor□□ □on□ain an inven□ory o□ repor□ed lea□in□ under□round □ora□e □an□ in□iden□□. □□e da□a □ome □rom □□e S□a□e □ a□er □e□our□e□ Con□rol Board Lea□in□ □nder□round S□ora□e □an□ In□orma□ion Sy□□em.

A revie□ o□□□e L□S□ li□□, a□ provided by E□□, and da□ed 01□20□2012 □a□ revealed □□a□□□ere are 6 L□S□ □i□e□ □i□□in appro□ima□ely 0.5 mile□ o□□□e □ar□e□ proper□y.

□□□□al□□igher □le□ation	Address	Direction □Distance	Map □D	Page
WESTDALE MAINT STA	***2723 S SEPULVEDA***	***NNW 1/8 - 1/4 (0.248 mi.)***	***E21***	***48***
CAL□□ANS □ ES□□ALE □AIN□ENANCE	2723 SE□□L□E□A BL□□ S	NN□ 1□□ □1□4 □0.24□mi.□	E22	52
S□a□u□: Comple□ed □Ca□e Clo□ed				
S□a□u□: Comple□ed □Ca□e Clo□ed				
CHEVRON #9-2377	***10830 NATIONAL***	***ENE 1/4 - 1/2 (0.462 mi.)***	***24***	***56***
S□a□u□: Comple□ed □Ca□e Clo□ed				

Lo□er □le□ation	Address	Direction □Distance	Map □D	Page
TEXACO USA (FORMER)	***11205 NATIONAL BLVD***	***SSW 0 - 1/8 (0.060 mi.)***	***B6***	***19***
S□a□u□: Comple□ed □Ca□e Clo□ed				
SERVICE STATION 4357	***11280 NATIONAL BLVD***	***SW 1/8 - 1/4 (0.163 mi.)***	***D13***	***30***
S□a□u□: Comple□ed □Ca□e Clo□ed				
S□a□u□: Comple□ed □Ca□e Clo□ed				
76 □□O□□C□S S□A□ION □4357	112□0 NA□IONAL BL□□	S□ 1□□ □1□4 □0.163 mi.□	□14	34

State and tribal registered storage tank lists

□S□: □□e □nder□round S□ora□e □an□ da□aba□e □ontain□ re□i□□ered □S□□. □S□□ are re□ula□ed under Sub□□le I o□□□e □e□our□e Con□ervation and □e□overy A□□□□C□A□ □□e da□a □ome □rom □□e S□a□e □ a□er □e□our□e□ Con□rol Board□□□ □a□ardou□ Sub□an□e S□ora□e Con□ainer □a□aba□e.

A revie□ o□□□e □S□ li□□, a□provided by E□□, and da□ed 01□20□2012 □a□revealed □□a□□□ere are 2 □S□ □i□e□ □□i□□in appro□ima□ely 0.25 mile□ o□□□e □ar□e□ proper□y.

□□□al□□igher □le□ation	Address	Direction □Distance	Map □D	Page
CAKTRABS WESTDALE MAINT STN.	***2723 S SEPULVEDA BLVD***	***NNW 1/8 - 1/4 (0.248 mi.)***	***E20***	***45***

Lo□er □le□ation	Address	Direction □Distance	Map □D	Page
□OSCO CO□□O□A□ION □30639	112□0 NA□IONAL BL□□	S□ 1□□ □1□4 □0.163 mi.□	□11	27

ADD□T□ONAL □N□RONM□NTAL R□CORDS

Local Lists of Landfill / Solid Waste Disposal Sites

S□ □C□: A li□in□ o□re□y□lin□ □a□ili□ie□ in Cali□ornia.

A revie□ o□□□e S□ □C□ li□□, a□provided by E□□, and da□ed 12□12□2011 □a□revealed □□a□□□ere i□ 1 S□ □C□ □i□e □i□□in appro□ima□ely 0.5 mile□ o□□□e □ar□e□ proper□y.

Lo□er □le□ation	Address	Direction □Distance	Map □D	Page
TOMRA PACIFIC INC	***11361 NATIONAL BLVD***	***SW 1/4 - 1/2 (0.283 mi.)***	***23***	***55***

Local Lists of Registered Storage Tanks

CA □l□ □S□: □□e □a□ili□ Inven□ory □a□aba□e □ontain□ a□ive and ina□ive under□round □ora□e □an□ lo□a□ion□. □□e □our□e i□ □□e S□a□e □ a□er □e□our□e Con□rol Board.

A revie□ o□□□e CA □l□ □S□ li□□, a□provided by E□□, and da□ed 10□31□1994 □a□revealed □□a□□□ere are 2 CA □l□ □S□ □i□e□ □□i□□in appro□ima□ely 0.25 mile□ o□□□e □ar□e□ proper□y.

Lo□er □le□ation	Address	Direction □Distance	Map □D	Page
TEXACO STATION	***11205 NATIONAL BLVD***	***SSW 0 - 1/8 (0.057 mi.)***	***A5***	***16***
LARRY'S UNOCAL SERVICE CENTER	***11280 NATIONAL BLVD***	***SW 1/8 - 1/4 (0.163 mi.)***	***D12***	***27***

□IS□ □S□: □i□ori□al □S□ □e□i□□ered □a□aba□e.

A revie□ o□□□e □IS□ □S□ li□□, a□provided by E□□, and da□ed 10□15□1990 □a□revealed □□a□□□ere are 5 □IS□ □S□ □i□e□ □□i□□in appro□ima□ely 0.25 mile□ o□□□e □ar□e□ proper□y.

□□□al□□igher □le□ation	Address	Direction □Distance	Map □D	Page
□ ES□□ALE	2723 S SE□□L□E□A BL□□	NN□ 1□□ □1□4 □0.24□ mi.□	E19	44

Lo□er □le□ation	Address	Direction □Distance	Map □D	Page
□□□□S □E□ACO	1120□ NA□IONAL BL□□	S 0 □1□□ 0.049 mi.□	A3	12

□□□C□T□□□ S□MMAR□

Lo□er □le□ation	Address	Direction □Distance	Map □D	Page
TEXACO SVC STA	***11205 NATIONAL BLVD***	***SSW 0 - 1/8 (0.057 mi.)***	***A4***	***14***
SERVICE STATION 4357	***11280 NATIONAL BLVD***	***SW 1/8 - 1/4 (0.163 mi.)***	***D13***	***30***
□NION OIL SE□□ICE S□A□ION LEAS	112□0 NA□IONAL BL□□	S□ 1□□ □1□4 □0.163 mi.□	□15	36

S□ EE□S □S□: S□a□e□ide Environmen□al Evalua□ion and □lannin□ Sy□□em. □□i□under□round □ora□e an□ li□in□ □a□upda□ed and main□ained by a □ompany □on□a□□ed by □□e S□ □CB in □□e early 1990□. □□e li□in□ i□ no lon□er upda□ed or main□ained. □□e lo□al a□en□y i□ □□e □on□a□□or more in□orma□ion on a □i□e on □□e S□ EE□S li□□.

A revie□ o□ □□e S□ EE□S □S□ li□□, a□ provided by E□□, and da□ed 06□01□1994 □a□ revealed □□a□ □□ere are 3 S□ EE□S □S□ □i□e□ □i□□in appro□ima□ely 0.25 mile□ o□ □□e □ar□e□ □rope□y.

□□□al□□igher □le□ation	Address	Direction □Distance	Map □D	Page
CAKTRABS WESTDALE MAINT STN.	***2723 S SEPULVEDA BLVD***	***NNW 1/8 - 1/4 (0.248 mi.)***	***E20***	***45***

Lo□er □le□ation	Address	Direction □Distance	Map □D	Page
TEXACO STATION	***11205 NATIONAL BLVD***	***SSW 0 - 1/8 (0.057 mi.)***	***A5***	***16***
LARRY'S UNOCAL SERVICE CENTER	***11280 NATIONAL BLVD***	***SW 1/8 - 1/4 (0.163 mi.)***	***D12***	***27***

Other Ascertainable Records

□IS□ CO□□ESE: □□e □i□e□ □or □□e li□□ are de□i□na□ed by □□e S□a□e □a□er □e□our□e Con□rol Board □L□S□□, □□e In□e□ra□e□ □a□e Board □S□ □LS□, and □□e □epar□men□ o□□o□i□ Sub□an□e□ Con□rol □CALSI□ES□. □□i□ li□□in□ i□ no lon□er upda□ed by □□e □a□e a□en□y.

A revie□ o□ □□e □IS□ CO□□ESE li□□, a□ provided by E□□, and da□ed 04□01□2001 □a□ revealed □□a□ □□ere are 4 □IS□ CO□□ESE □i□e□ □i□□in appro□ima□ely 0.5 mile□ o□ □□e □ar□e□ □rope□y.

□□□al□□igher □le□ation	Address	Direction □Distance	Map □D	Page
WESTDALE MAINT STA	***2723 S SEPULVEDA***	***NNW 1/8 - 1/4 (0.248 mi.)***	***E21***	***48***
CHEVRON #9-2377	***10830 NATIONAL***	***ENE 1/4 - 1/2 (0.462 mi.)***	***24***	***56***

Lo□er □le□ation	Address	Direction □Distance	Map □D	Page
TEXACO USA (FORMER)	***11205 NATIONAL BLVD***	***SSW 0 - 1/8 (0.060 mi.)***	***B6***	***19***
76 □□O□□C□S S□A□ION □4357	112□0 NA□IONAL	S□ 1□□ □1□4 □0.163 mi.□	□10	27

□□□CLEANE□S: A li□□o□dry□leaner rela□ed □a□ili□ie□ □□a□□ave E□A I□ number□. □□e□e are □a□ili□ie□ □i□□ □er□ain SIC □ode□: po□□er laundrie□, □amily and □ommer□ial□□armen□ pre□□in□ and □leaner□□a□en□□□linen □upply□□oin□opera□ed laundrie□ and □leanin□□dry□leanin□ plan□□e□□ep□ru□□□□arpe□ and up□ol□□er □leanin□□ indu□rial launderer□□laundry and □armen□□ervi□e□.

A revie□ o□ □□e □□□CLEANE□S li□□, a□ provided by E□□, and da□ed 01□19□2012 □a□ revealed □□a□ □□ere i□ 1 □□□CLEANE□S □i□e □i□□in appro□ima□ely 0.25 mile□ o□ □□e □ar□e□ □rope□y.

Lo□er □le□ation	Address	Direction □Distance	Map □D	Page
DYNAMIC V I P CLEANERS	***3128 S SEPULVEDA BLVD***	***SSE 1/8 - 1/4 (0.173 mi.)***	***16***	***37***

□□□C□T□□□ S□MMAR□

□ue □o poor or inadequa□e addre□□in□orma□ion, □□e □ollo□in□ □i□e□□ere no□mapped. Coun□: 20 re□ord□.

Si□e Name □□□□□□□□□□□□	□a□aba□e□□ □□□□□□□□□□□□
CE□CLIS	CE□CLIS
□C□A□S□G,□A□NE□,□IN□S	□C□A□S□G,□A□NE□,□IN□S
□C□A□S□G,□A□NE□,□IN□S	□C□A□S□G,□A□NE□,□IN□S
□IN□S,□C□A□NL□	□IN□S,□C□A□NL□
□□I□S	□□I□S
E□NS	E□NS
E□NS	E□NS
E□NS	E□NS
E□NS	E□NS
E□NS	E□NS
E□NS	E□NS
E□NS	E□NS
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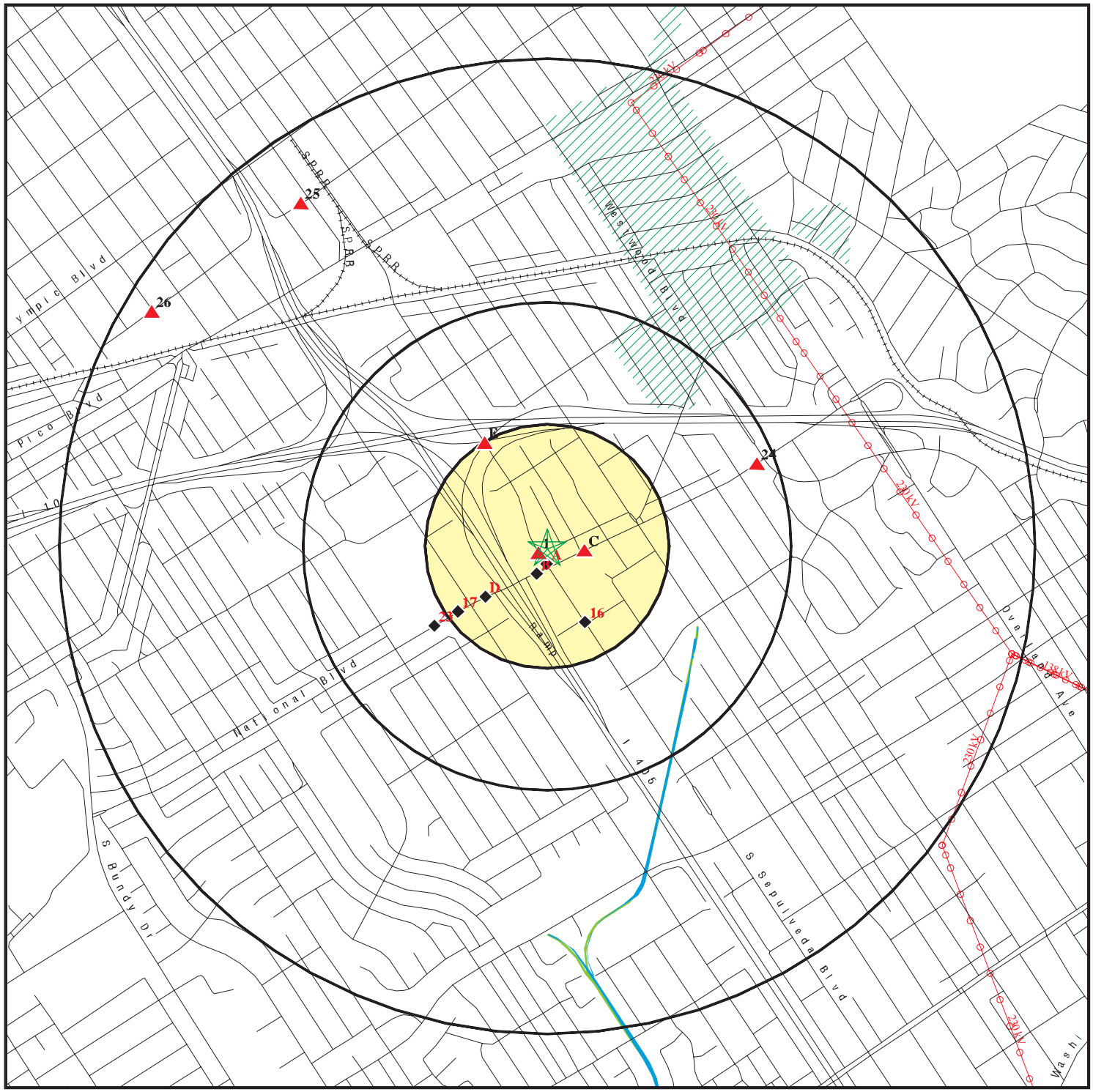
E□NS	E□NS
E□NS	E□NS
E□NS	E□NS
E□NS	E□NS
E□NS	E□NS

OVERVIEW MAP - 3304655.2s



0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 2930 S. Sepulveda Boulevard ADDRESS: 2930 S. Sepulveda Boulevard LOS ANGELES CA 90064 LAT/LONG: 34.028 / 118.4287	CLIENT: Partner Engineering and Science, Inc. CONTACT: Brett Nielsen INQUIRY #: 3304655.2s DATE: April 17, 2012 7:05 pm

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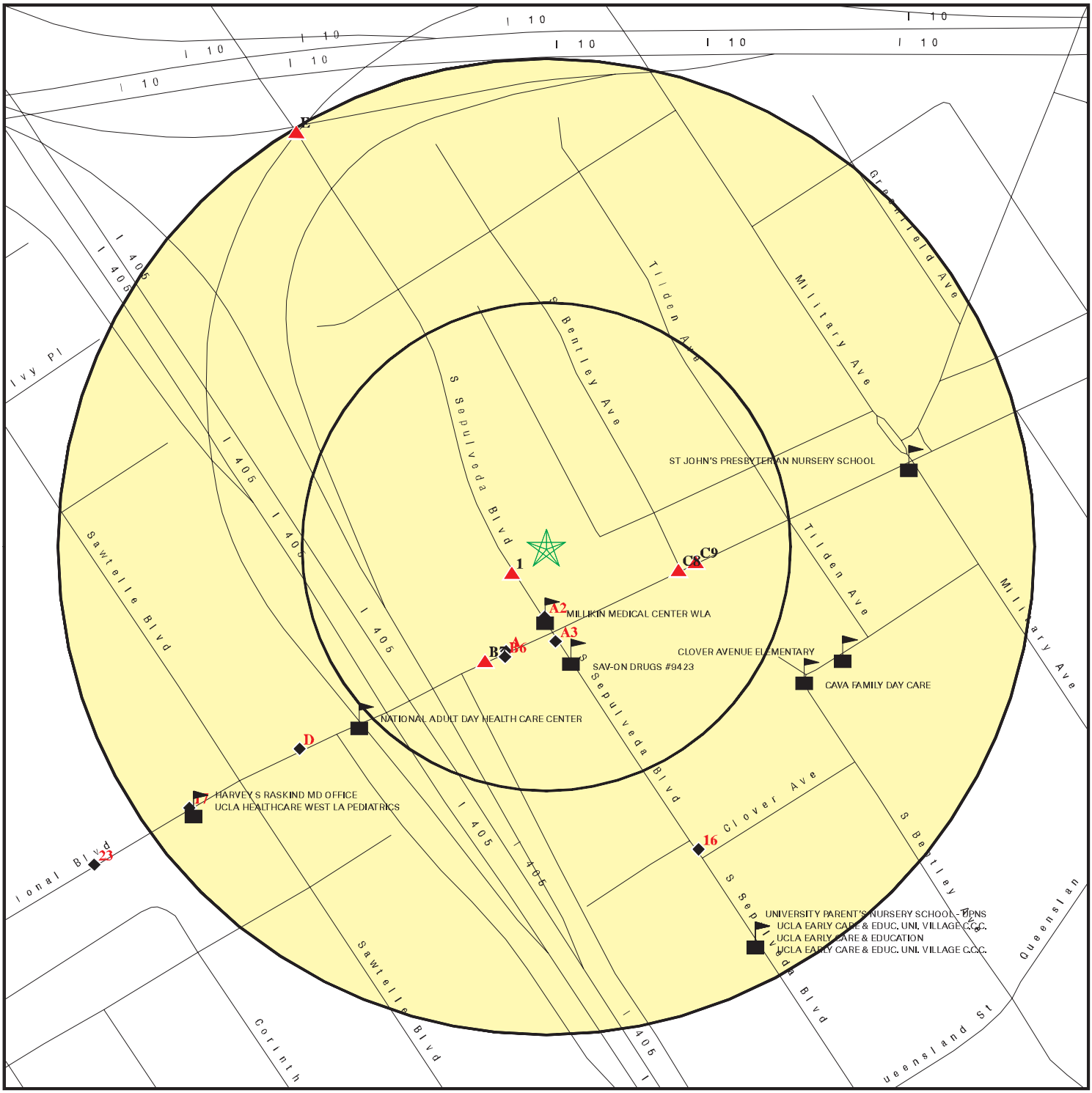
DETAIL MAP - 3304655.2s



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 2930 S. Sepulveda Boulevard	CLIENT: Partner Engineering and Science, Inc.
ADDRESS: 2930 S. Sepulveda Boulevard LOS ANGELES CA 90064	CONTACT: Brett Nielsen INQUIRY #: 3304655.2s
LAT/LONG: 34.028 / 118.4287	DATE: April 17, 2012 7:06 pm

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MAP □ND□N□S S□MMAR□

□a□aba□e	Sear□□ □i□an□e □□le□□	□ar□e□ □roper□y	□ 1□□	1□□ □1□4	1□4 □1□2	1□2 □1	□ 1	□o□al □lo□□ed
STANDARD □N□□RONM□NTAL R□CORDS								
Federal NPL site list								
N□L	1.000		0	0	0	0	N□	0
□ropo□ed N□L	1.000		0	0	0	0	N□	0
N□L LIENS	□□		N□	N□	N□	N□	N□	0
Federal Delisted NPL site list								
□eli□□ed N□L	1.000		0	0	0	0	N□	0
Federal CERCLIS list								
CE□CLIS	0.500		0	0	0	N□	N□	0
□E□E□AL □ACILI□□	1.000		0	0	0	0	N□	0
Federal CERCLIS NFRAP site List								
CE□C□N□□A□	0.500		0	0	0	N□	N□	0
Federal RCRA CORRACTS facilities list								
CO□□AC□S	1.000		0	0	0	0	N□	0
Federal RCRA non-CORRACTS TSD facilities list								
□C□A□□S□□	0.500		0	0	0	N□	N□	0
Federal RCRA generators list								
□C□A□L□G	0.250		0	0	N□	N□	N□	0
□C□A□S□G	0.250		6	2	N□	N□	N□	□
□C□A□CES□G	0.250		0	1	N□	N□	N□	1
Federal institutional controls / engineering controls registries								
□S ENG CON□□OLS	0.500		0	0	0	N□	N□	0
□S INS□ CON□□OL	0.500		0	0	0	N□	N□	0
Federal ERNS list								
E□NS	□□		N□	N□	N□	N□	N□	0
State- and tribal - equivalent NPL								
□ES□ONSE	1.000		0	0	0	0	N□	0
State- and tribal - equivalent CERCLIS								
EN□I□OS□O□	1.000		0	0	0	2	N□	2
State and tribal landfill and/or solid waste disposal site lists								
S□ □□L□	0.500		0	1	0	N□	N□	1
State and tribal leaking storage tank lists								
L□S□	0.500		1	4	1	N□	N□	6
SLIC	0.500		0	0	0	N□	N□	0

MAP □ND□N□S S□MMAR□

□a□aba□e	Sear□□ □i□an□e □□le□□	□ar□e□ □roper□y	□ 1□□	1□□ □1 4	1 4 □1 2	1 2 □1	□ 1	□o□al □lo□□ed
IN□IAN L□S□	0.500		0	0	0	N□	N□	0
State and tribal registered storage tank lists								
□S□	0.250		0	2	N□	N□	N□	2
AS□	0.250		0	0	N□	N□	N□	0
IN□IAN □S□	0.250		0	0	N□	N□	N□	0
□E□A □S□	0.250		0	0	N□	N□	N□	0
State and tribal voluntary cleanup sites								
IN□IAN □C□	0.500		0	0	0	N□	N□	0
□C□	0.500		0	0	0	N□	N□	0
ADD□T□ONAL □N□□RONM□NTAL R□CORDS								
Local Brownfield lists								
□S B□O□ N□IEL□S	0.500		0	0	0	N□	N□	0
Local Lists of Landfill / Solid Waste Disposal Sites								
□EB□IS □EGION 9	0.500		0	0	0	N□	N□	0
O□I	0.500		0	0	0	N□	N□	0
□ □ □□S□S□ A□	0.500		0	0	0	N□	N□	0
S□ □C□	0.500		0	0	1	N□	N□	1
□A□LE□S	□□		N□	N□	N□	N□	N□	0
IN□IAN O□I	0.500		0	0	0	N□	N□	0
Local Lists of Hazardous waste / Contaminated Sites								
□S C□L	□□		N□	N□	N□	N□	N□	0
□IS□ Cal□Si□e□	1.000		0	0	0	0	N□	0
SC□	0.250		0	0	N□	N□	N□	0
□o□i□ □i□□	1.000		0	0	0	0	N□	0
AOCONCE□N	1.000		0	0	0	0	N□	0
C□L	□□		N□	N□	N□	N□	N□	0
□S □IS□ C□L	□□		N□	N□	N□	N□	N□	0
Local Lists of Registered Storage Tanks								
CA □I□ □S□	0.250		1	1	N□	N□	N□	2
□IS□ □S□	0.250		2	3	N□	N□	N□	5
S□ EE□S □S□	0.250		1	2	N□	N□	N□	3
Local Land Records								
LIENS 2	□□		N□	N□	N□	N□	N□	0
L□CIS	0.500		0	0	0	N□	N□	0
LIENS	□□		N□	N□	N□	N□	N□	0
□EE□	0.500		0	0	0	N□	N□	0
Records of Emergency Release Reports								
□□I□S	□□		N□	N□	N□	N□	N□	0
C□□I□S	□□		N□	N□	N□	N□	N□	0

MAP □ND□N□S S□MMAR□

□a□aba□e	Sear□□ □i□an□e □□le□□	□ar□e□ □roper□y	□ 1□□	1□□ □1 4	1 4 □1 2	1 2 □1	□ 1	□o□al □lo□ed
L□S	□□		N□	N□	N□	N□	N□	0
□CS	□□		N□	N□	N□	N□	N□	0
Other Ascertainable Records								
□C□A□NonGen	0.250		0	0	N□	N□	N□	0
□O□ O□S	□□		N□	N□	N□	N□	N□	0
□O□	1.000		0	0	0	0	N□	0
□□□S	1.000		0	0	0	0	N□	0
CONSEN□	1.000		0	0	0	0	N□	0
□O□	1.000		0	0	0	0	N□	0
□□ □□A	0.500		0	0	0	N□	N□	0
□INES	0.250		0	0	N□	N□	N□	0
□□IS	□□		N□	N□	N□	N□	N□	0
□SCA	□□		N□	N□	N□	N□	N□	0
□□□S	□□		N□	N□	N□	N□	N□	0
□IS□ □□□S	□□		N□	N□	N□	N□	N□	0
SS□S	□□		N□	N□	N□	N□	N□	0
ICIS	□□		N□	N□	N□	N□	N□	0
□A□S	□□		N□	N□	N□	N□	N□	0
□L□S	□□		N□	N□	N□	N□	N□	0
□A□IN□O	□□		N□	N□	N□	N□	N□	0
□IN□S	□□		N□	N□	N□	N□	N□	0
□AA□S	□□		N□	N□	N□	N□	N□	0
CA BON□ E□□. □LAN	1.000		0	0	0	0	N□	0
□ □S	□□		N□	N□	N□	N□	N□	0
N□□ES	□□		N□	N□	N□	N□	N□	0
Cor□e□e	0.500		0	0	0	N□	N□	0
□IS□ CO□□ESE	0.500		1	2	1	N□	N□	4
No□□y 65	1.000		0	0	0	0	N□	0
LA Co. Si□e □i□□a□ion	□□		N□	N□	N□	N□	N□	0
□□□CLEANE□S	0.250		0	1	N□	N□	N□	1
LOS ANGELES CO. □□S	□□		N□	N□	N□	N□	N□	0
□ I□	0.250		0	0	N□	N□	N□	0
EN□	□□		N□	N□	N□	N□	N□	0
□A□NE□	□□		N□	N□	N□	N□	N□	0
E□I	□□		N□	N□	N□	N□	N□	0
IN□IAN □ESE□□	1.000		0	0	0	0	N□	0
SC□□ □□□CLEANE□S	0.500		0	0	0	N□	N□	0
COAL AS□ E□A	0.500		0	0	0	N□	N□	0
□CB □□ANS□O□□E□	□□		N□	N□	N□	N□	N□	0
□□OC	0.500		0	0	0	N□	N□	0
□□ □	1.000		0	0	0	0	N□	0
□□ □	0.250		0	0	N□	N□	N□	0
COAL AS□ □OE	□□		N□	N□	N□	N□	N□	0
□INANCIAL ASS□□ANCE	□□		N□	N□	N□	N□	N□	0
□ □ □ □	0.250		0	0	N□	N□	N□	0

□DR PROPR□□TAR□ R□CORDS

EDR Proprietary Records

□anu□a□□ured Ga□ □lan□□	1.000		0	0	0	0	N□	0

MAP □ND□N□S S□MMAR□

□a□aba□e	Sear□□ □i□an□e □□le□□	□ar□e□ □roper□y	□ 1□□	1□□ □1⁄4	1⁄4 □1⁄2	1⁄2 □1	□ 1	□o□al □lo□□ed
E□□ □i□ori□al Au□o S□a□ion□	0.250		0	0	N□	N□	N□	0
E□□ □i□ori□al Cleaner□	0.250		0	0	N□	N□	N□	0

NO□ES:

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RCRA-S□ □
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□M□

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CAD□□□□□□□□□□

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Act□al:
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□a□ili□y addre□□:	2961 S SE□□L□E□A BL□□ LOS ANGELES, CA 90064
E□A I□:	CA□9□1429319
□ailin□ addre□□:	2961 S. SE□□L□E□A BL□□ LOS ANGELES, CA 90064
Con□a□□:	□ □ □ENNI□□E□
Con□a□□addre□□:	2961 S SE□□L□E□A BL□□ LOS ANGELES, CA 90064
Con□a□□□oun□ry:	□S
Con□a□□elep□one:	□213□479□0550
Con□a□□email:	No□repor□ed
E□A □e□ion:	09
Cla□□i□i□a□ion:	Small Small □uan□i□y Genera□or
□e□□rip□ion:	□andler: □enera□e□more □an 100 and le□□ □an 1000 □□ o□□a□ardou□ □a□e durin□ any □alendar mon□□ and a□□umula□e□le□□ □an 6000 □□ o□ □a□ardou□ □a□e a□any □ime□or □enera□e□100 □□or le□□o□□a□ardou□ □a□e durin□ any □alendar mon□□, and a□□umula□e□more □an 1000 □□ o□ □a□ardou□ □a□e a□any □ime

O□ner□Opera□or Summary:

O□ner□opera□or name:	NO□ □E□ □I□E□
O□ner□opera□or addre□□:	NO□ □E□ □I□E□ NO□ □E□ □I□E□, □E 99999
O□ner□opera□or □oun□ry:	No□repor□ed
O□ner□opera□or □elep□one:	□415□555□1212
Le□al □a□u□:	□riva□e
O□ner□Opera□or □ype:	Opera□or
O□ner□Op □ar□da□e:	No□repor□ed
O□ner□Op end da□e:	No□repor□ed

O□ner□opera□or name:	□ENNI□□E□ □ □
O□ner□opera□or addre□□:	2961 S SE□□L□E□A BL□□ LOS ANGELES, CA 90064
O□ner□opera□or □oun□ry:	No□repor□ed
O□ner□opera□or □elep□one:	□213□479□0550
Le□al □a□u□:	□riva□e
O□ner□Opera□or □ype:	O□ner
O□ner□Op □ar□da□e:	No□repor□ed
O□ner□Op end da□e:	No□repor□ed

□andler A□ivi□ie□ Summary:

□.S. impor□er o□□a□ardou□ □a□e:	No
□i□ed □a□e □a□ and radioa□ive□:	No
□e□y□ler o□□a□ardou□ □a□e:	No
□ran□por□er o□□a□ardou□ □a□e:	No
□rea□er, □orer or di□po□er o□□□ :	No
□nder□round in□e□ion a□ivi□y:	No
On□i□e burner e□emp□ion:	No
□urna□e e□emp□ion:	No

□ □**ST DAL□ CL□AN□RS** (**Contin□ed**□ □□□□□□□□□□

□□ed oil □uel burner: No
□□ed oil pro□e□□or: No
□□er oil re□iner: No
□□ed oil □uel mar□e□er □o burner: No
□□ed oil Spe□i□i□a□ion mar□e□er: No
□□ed oil □ran□er □a□ili□y: No
□□ed oil □ran□por□er: No

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Environmen□al In□ere□□□In□orma□ion Sy□□em
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□A□NE□:

□ear:	2006
Gepaid:	CAL000022□77
Con□a□□:	NON□□ELI□E□ABLE 4□94 □EE □O□□
□elep□one:	□□
□ailin□ Name:	No□repor□ed
□ailin□ Addre□□:	2961 S SE□□L□E□A BL□□
□ailin□ Ci□y,S□,□ip:	LOS ANGELES, CA 900640000
Gen Coun□y:	Lo□An□ele□
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□ailin□ Name:	No□repor□ed
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Gen Coun□y:	Lo□An□ele□
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□ailin□ Addre□□: 2961 S SE□□L□E□A BL□□
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Gepaid: CAL000022□77
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□ear:	19□7
Coun□y Code:	19
Air Ba□in:	SC
□a□ili□y I□:	45037
Air □i□ri□□Name:	SC
SIC Code:	7216
Air □i□ri□□Name:	SO□□□ COAS□ A□□□
Commun□y □eal□□ Air □ollu□ion In□o Sy□□em:	No□repor□ed
Con□olida□ed Emi□□ion □epor□in□ □ule:	No□repor□ed
□o□al Or□ani□ □ydro□arbon Ga□e□ □on□□□r:	4
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□ear:	1990
Coun□y Code:	19
Air Ba□in:	SC
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Air □i□ri□□Name:	SC
SIC Code:	7216
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RCRA-S□ □ □□□□□□□□□□
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□□□ ft.

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□a□ili□y name:	□ ES□ LOS ANGELES □E□ICAL G□
□a□ili□y addre□□:	2990 SE□□L□E□A BL□□ LOS ANGELES, CA 90064
E□A I□:	CA□9□1457435
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Con□a□□addre□□:	2990 SE□□L□E□A BL□□ LOS ANGELES, CA 90064
Con□a□□□oun□y:	□S
Con□a□□□elep□one:	□213□20□□0□62
Con□a□□email:	No□repor□ed
E□A □e□ion:	09
Cla□□i□i□a□ion:	Small Small □uan□i□y Genera□or
□e□□rip□ion:	□andler: □enera□e□more □an 100 and le□□ □an 1000 □□ o□□a□ardou□ □a□□e durin□ any □alendar mon□□ and a□□umula□e□le□□ □an 6000 □□ o□ □a□ardou□ □a□□e a□any □ime□or □enera□e□100 □□ or le□□o□□a□ardou□ □a□□e durin□ any □alendar mon□□, and a□□umula□e□more □an 1000 □□ o□ □a□ardou□ □a□□e a□any □ime

O□ner□Opera□or Summary:

O□ner□opera□or name:	□A□ □□O□NE CO□ □ □NI□□
O□ner□opera□or addre□□:	NO□ □E□ □I□E□ NO□ □E□ □I□E□, □E 99999
O□ner□opera□or □oun□y:	No□repor□ed
O□ner□opera□or □elep□one:	□415□555□1212
Le□al □a□u□:	□riva□e
O□ner□Opera□or □ype:	O□ner

W 7ST LOS ANGELES MEDICAL CP (Continued) 1000392919

Owner Op Startdate: Not reported
Owner Op end date: Not reported

Owner operator name: NOT REQUIRED
Owner operator address: NOT REQUIRED
NOT REQUIRED, CA 99999
Owner operator country: Not reported
Owner operator telephone: (415) 555-1212
Legal status: Private
Owner Operator type: Operator
Owner Op Startdate: Not reported
Owner Op end date: Not reported

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

Violation Status: No violation found

FINDS:

Registry ID: 110002713993

Environmental Interest Information System
CIMS (Integrated Compliance Information System) is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the management of events and activities related to facilities that generate, transport, treat, store, or dispose of hazardous waste. CIMS helps the RCRA program achieve the notification, permit, compliance, and corrective action activities required under RCRA.

A3 RADIST TORACO DIST DIST U001562424
South 1120K NATIONAL BLVD NRA
< 1/8 LOS ANGELES, CA 90064
0.049 mi.
257 ft. Site 2 of 4 in cluster A

Relative: Lower

Actual: 131 ft.

HIST UST:
Region: STATE
Facility ID: 00000055355
Facility type: Gas Station
Other type: Not reported
Total Tanks: 0006
Contact Name: RUDY CANNON

R□D□S T□□ACO (Contin□ed) U001562424

□elep□one: 213478 3124
O□ner Name: RUD OLPH G. CAN□ON
O□ner Addre□□: 11205 NA□IONAL BL□□
O□ner Ci□y,S□,□ip: LOS ANGELES, CA 90064

□an□Num: 001
Con□ainer Num: 3
□ear In□alled: No□repor□ed
□an□Capa□i□y: 00000000
□an□□□ed □or: PR ODU CT
□ype o□□uel: □EG□LA□
□an□Con□ru□ion: No□repor□ed
Lea□□e□e□ion: None

□an□Num: 002
Con□ainer Num: 4
□ear In□alled: No□repor□ed
□an□Capa□i□y: 00000000
□an□□□ed □or: PR ODU CT
□ype o□□uel: □EG□LA□
□an□Con□ru□ion: No□repor□ed
Lea□□e□e□ion: None

□an□Num: 003
Con□ainer Num: 1
□ear In□alled: No□repor□ed
□an□Capa□i□y: 00000000
□an□□□ed □or: PR ODU CT
□ype o□□uel: □EG□LA□
□an□Con□ru□ion: No□repor□ed
Lea□□e□e□ion: None

□an□Num: 004
Con□ainer Num: 2
□ear In□alled: No□repor□ed
□an□Capa□i□y: 00000000
□an□□□ed □or: PR ODU CT
□ype o□□uel: □EG□LA□
□an□Con□ru□ion: No□repor□ed
Lea□□e□e□ion: None

□an□Num: 005
Con□ainer Num: 5
□ear In□alled: No□repor□ed
□an□Capa□i□y: 00000000
□an□□□ed □or: PR ODU CT
□ype o□□uel: □EG□LA□
□an□Con□ru□ion: No□repor□ed
Lea□□e□e□ion: None

□an□Num: 006
Con□ainer Num: 6
□ear In□alled: No□repor□ed
□an□Capa□i□y: 00000000
□an□□□ed □or: PR ODU CT
□ype o□□uel: □EG□LA□
□an□Con□ru□ion: No□repor□ed

RADIUS TECHNACO (Continued) U001562424

Lead Detection: None

A4 **TECHNACO SPEC STA** **RCRA-SQG** 1000144841
SSW 11205 **NATIONAL BLVD** **FINDS** **CAD**981435878
< 1/8 **LOS ANGELES, CA** 90064 **HIST UST**
0.057 **mi.**
303 **ft.**

Site 3 **of** 4 **in cluster A**

Relative:
Lower

Actual:
132 **ft.**

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: TECHNACO SPEC STA
Facility address: 11205 NATIONAL BLVD
LOS ANGELES, CA 90064
EPA ID: CAD981435878
Mailing address: 10 MINERAL SPRINGS DR
MINERAL SPRINGS, CA 91608
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: Generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; Generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: TECHNACO REF MKT G INC
Owner/operator address: NOT REQUIRED
NOT REQUIRED, TE 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, TE 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No

T□□ACO S□C STA (Contin□ed) 1000144841

□nder□round in□e□ion a□ivi□y: No
On□i□e burner e□emp□ion: No
□urna□e e□emp□ion: No
□□ed oil □uel burner: No
□□ed oil pro□e□□or: No
□□er oil re□iner: No
□□ed oil □uel mar□e□er □o burner: No
□□ed oil Spe□i□i□a□ion mar□e□er: No
□□ed oil □ran□er □a□ili□y: No
□□ed oil □ran□por□er: No

□i□ori□al Genera□or□:
□a□e □orm re□eived by a□en□y: 09□03/□9□6
□a□ili□y name: □E□ACO S□C S□A
Cla□□i□i□a□ion: Lar□e □uan□i□y Genera□or

□iola□ion S□a□u□: No viola□ion □ound

□IN□S:

□e□i□ry I□: 110002704618

Environmen□al In□ere□□In□orma□ion Sy□em
□C□AIn□o i□a na□ional in□orma□ion □y□em □a□ □uppor□□ the □e□our□e Con□erva□ion and □e□overy Act (□C□A) pro□ram □rou□□ □□e □ra□□in□ o□ even□□ and a□ivi□ie□ rela□ed □o □a□ili□ie□ □□a□□ene□a□e, □ran□por□, and □rea□, □ore, or di□po□e o□□a□ardou□□a□□e. □C□AIn□o allo□□□C□A pro□ram □a□□o □ra□□ the no□i□i□a□ion, permi□, □omplian□e, and □orre□□ive a□ion a□ivi□ie□ required under □C□A.

□IS□ UST:
□e□ion: S□A□E
□a□ili□y I□: 000000173718
□a□ili□y □ype: Ga□S□a□ion
O□□er □ype: No□repor□ed
□o□al Tanks: 0006
Con□a□□Name: RUD OLPH CAN□ON
□elep□one: □002313102
O□ner Name: □E□ACO □SA
O□ner Addre□□: □O BO□ 3756 3350 W ILS□I□E BL
O□ner Ci□y,S□,□ip: LOS ANGELES, CA 90010

□an□Num: 001
Con□ainer Num: 1
□ear In□alled: 1964
□an□Capa□i□y: 00000550
□an□□□ed □or: W AS□E
□ype o□□uel: W AS□E OIL
□an□Con□ru□ion: No□repor□ed
Lea□□e□e□ion: None

□an□Num: 002
Con□ainer Num: 2
□ear In□alled: 1964
□an□Capa□i□y: 00004000
□an□□□ed □or: PR ODU CT

T□□ACO S□C STA □Contin□ed□ □□□□□□□□□□

□ype o□□uel:	□□E□I□□
□an□Con□ru□ion:	No□repor□ed
Lea□ □e□e□ion:	S□o□□Inven□or, 10
□an□Num:	003
Con□ainer Num:	3
□ear In□alled:	1964
□an□Capa□i□y:	00004000
□an□□□ed □or:	□□O□□C□
□ype o□□uel:	□NLEA□E□
□an□Con□ru□ion:	No□repor□ed
Lea□ □e□e□ion:	S□o□□Inven□or, 10
□an□Num:	004
Con□ainer Num:	4
□ear In□alled:	1964
□an□Capa□i□y:	00004000
□an□□□ed □or:	□□O□□C□
□ype o□□uel:	□EG□LA□
□an□Con□ru□ion:	No□repor□ed
Lea□ □e□e□ion:	S□o□□Inven□or, 10
□an□Num:	005
Con□ainer Num:	5
□ear In□alled:	1964
□an□Capa□i□y:	00004000
□an□□□ed □or:	□□O□□C□
□ype o□□uel:	□EG□LA□
□an□Con□ru□ion:	No□repor□ed
Lea□ □e□e□ion:	S□o□□Inven□or, 10
□an□Num:	006
Con□ainer Num:	6
□ear In□alled:	1964
□an□Capa□i□y:	00004000
□an□□□ed □or:	□□O□□C□
□ype o□□uel:	□NLEA□E□
□an□Con□ru□ion:	No□repor□ed
Lea□ □e□e□ion:	S□o□□Inven□or, 10

A□ SS□ □ □□□ □.□□□ mi. □□□ ft.

Relati□e: Lo□er

Act□al: □□□ ft.

T□□ACO STAT□ON □□□□□ NAT□ONAL □L□D LOS AN□□L□S, CA □□□□□

CA □D □ST S□ □□PS □ST **S□□□□□□□□□ N□A**

Site □ of □ in cl□ster A

CA □I□ □S□:

□a□ili□y I□:	19021264
□e□ula□ed By:	□□N□I
□e□ula□ed I□:	0001737□
Cor□e□e Code:	No□repor□ed
SIC Code:	No□repor□ed
□a□ili□y □□one:	□002313102
□ail □o:	No□repor□ed
□ailin□ Addre□□:	□ O BO□ 3756 3350 □ I BL□□
□ailin□ Addre□□2:	No□repor□ed
□ailin□ Ci□y,S□,□ip:	LOS ANGELES 900640000
Con□a□□:	No□repor□ed

T□□ACO STAT□ON (Contin□ed) **S**101585223

Con□a□□Pho ne: No□repor□ed
DU Ns Number: No□repor□ed
N□□ES Number: No□repor□ed
E□A I□: No□repor□ed
Commen□□: No□repor□ed
S□a□u□: Ina□ive

S□ EE□S UST:
S□a□u□: No□repor□ed
Comp Number: 1194
Number: No□repor□ed
Board O□Equali□a□ion: 44□000217
Ref □a□e: No□repor□ed
Act □a□e: No□repor□ed
Crea□ed □a□e: No□repor□ed
□an□S□a□u□: No□repor□ed
O□ner □an□Id: No□repor□ed
S□r□b □an□Id: 19□050□001194□000001
A□v□ □a□e: No□repor□ed
Capa□i□y: 550
□an□Us□: OIL
S□□□: W AS□E
Con□en□: W AS□E OIL
Number O□Tanks: 6

S□a□u□: No□repor□ed
Comp Number: 1194
Number: No□repor□ed
Board O□Equali□a□ion: 44□000217
Ref □a□e: No□repor□ed
Act □a□e: No□repor□ed
Crea□ed □a□e: No□repor□ed
□an□S□a□u□: No□repor□ed
O□ner □an□Id: No□repor□ed
S□r□b □an□Id: 19□050□001194□000002
A□v□ □a□e: No□repor□ed
Capa□i□y: 4000
□an□Us□: M.V. □□EL
S□□□: PR ODU CT
Con□en□: □EG □NLEA□E□
Number O□Tanks: No□repor□ed

S□a□u□: No□repor□ed
Comp Number: 1194
Number: No□repor□ed
Board O□Equali□a□ion: 44□000217
Ref □a□e: No□repor□ed
Act □a□e: No□repor□ed
Crea□ed □a□e: No□repor□ed
□an□S□a□u□: No□repor□ed
O□ner □an□Id: No□repor□ed
S□r□b □an□Id: 19□050□001194□000003
A□v□ □a□e: No□repor□ed
Capa□i□y: 4000
□an□Us□: M.V. □□EL
S□□□: PR ODU CT
Con□en□: □EG □NLEA□E□

T□□ACO STAT□ON □Contin□ed□ **S□□□□□□□□□**

Number O□□an□□: No□repor□ed

S□a□u□: No□repor□ed
Comp Number: 1194
Number: No□repor□ed
Board O□Equali□a□ion: 44□000217
□e□□a□e: No□repor□ed
A□□□a□e: No□repor□ed
Crea□ed □a□e: No□repor□ed
□an□S□a□u□: No□repor□ed
O□ner □an□Id: No□repor□ed
S□r□b □an□Id: 19□050□001194□000004
A□v□□a□e: No□repor□ed
Capa□i□y: 4000
□an□□□e: □.□. □□EL
S□□: □□O□□C□
Con□en□: □EG □NLEA□E□
Number O□□an□□: No□repor□ed

S□a□u□: No□repor□ed
Comp Number: 1194
Number: No□repor□ed
Board O□Equali□a□ion: 44□000217
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A□□□a□e: No□repor□ed
Crea□ed □a□e: No□repor□ed
□an□S□a□u□: No□repor□ed
O□ner □an□Id: No□repor□ed
S□r□b □an□Id: 19□050□001194□000005
A□v□□a□e: No□repor□ed
Capa□i□y: 4000
□an□□□e: □.□. □□EL
S□□: □□O□□C□
Con□en□: □EG □NLEA□E□
Number O□□an□□: No□repor□ed

S□a□u□: No□repor□ed
Comp Number: 1194
Number: No□repor□ed
Board O□Equali□a□ion: 44□000217
□e□□a□e: No□repor□ed
A□□□a□e: No□repor□ed
Crea□ed □a□e: No□repor□ed
□an□S□a□u□: No□repor□ed
O□ner □an□Id: No□repor□ed
S□r□b □an□Id: 19□050□001194□000006
A□v□□a□e: No□repor□ed
Capa□i□y: 4000
□an□□□e: □.□. □□EL
S□□: □□O□□C□
Con□en□: □EG □NLEA□E□
Number O□□an□□: No□repor□ed

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SS□
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□.□□□ mi.
□□□ ft.

T□□ACO □SA □□ORM□R□
□□□□□ NAT□ONAL □L□D
LOS AN□ □L□S, CA □□□□□

□ST CORT□S□
L□ST

S□□□□□□□□□
N□A

Site □ of □ in cl□ster □

Relati□e:
Lo□er

Act□al:
□□□ ft.

CO□□ESE:
- □e□ion: CO□□ESE
- □a□ili□y Coun□y Code: 19
- □e□ By: L□N□A
- □e□ Id: 900660070

L□S□:
- □e□ion: S□A□E
- Global Id: □0603701206
- La□i□ude: 34.027425
- Lon□i□ude: □11□.429304
- Ca□e □ype: L□S□ Cleanup Si□e
- S□a□u□: Comple□ed □Ca□e Clo□ed
- S□a□u□ □a□e: 01□22□199□
- Lead A□en□y: LOS ANGELES □□ □CB □□EGION 4□
- Ca□e □ or□er: □□
- Lo□al A□en□y: LOS ANGELES, CI□□ O□
- □B Ca□e Number: 900660070
- LOC Ca□e Number: No□repor□ed
- □ile Lo□a□ion: No□repor□ed
- □o□en□ial □edia A□e□□: Soil
- □o□en□ial Con□aminan□□ o□Con□ern: O□□er Solven□or Non□□e□roleum □ydro□arbon
- Si□e □i□□ory: No□repor□ed

Cli□□ □ere □o a□□e□□ □□e Cali□ornia Geo□ra□□er re□ord□ □or □□i□ □a□ili□y:

L□S□:
- Global Id: □0603701206
- Con□a□□□ype: Lo□al A□en□y Ca□e □or□er
- Con□a□□Name: ELO□ L□NA
- Or□ani□a□ion Name: LOS ANGELES, CI□□ O□
- Addre□□: 200 Nor□□ □ain S□ree□, Sui□e 17□0
- Ci□y: LOS ANGELES
- Email: eloy.luna□ la□i□y.or□
- □□one Number: No□repor□ed

L□S□:
- Global Id: □0603701206
- A□ion □ype: O□□er
- □a□e: 01□01□1950
- A□ion: Lea□ □i□□overy

- Global Id: □0603701206
- A□ion □ype: O□□er
- □a□e: 01□01□1950
- A□ion: Lea□ □epor□ed

L□S□ □EG 4:
- □e□ion: 4
- □e□ional Board: 04
- Coun□y: Lo□An□ele□

T□□ACO □SA □□ORM□R□ □Contin□ed□ **S□□□□□□□□□**

□a□ili□y Id:	900660070	
S□a□u□:	Ca□e Clo□ed	
Sub□an□e:	□ydro□arbon□	
Sub□an□e □uan□i□y:	No□repor□ed	
Lo□al Ca□e No:	No□repor□ed	
Ca□e □ype:	Soil	
Aba□emen□□ e□□od □□ed a□□□e Si□e:		No□repor□ed
Global I□:	□0603701206	
□ Global I□:	No□repor□ed	
S□a□□:	□□	
Lo□al A□en□y:	19050	
Cro□□S□ree□:	SE□□L□E□A BL□□	
En□or□emen□□ype:	No□repor□ed	
□a□e Lea□ □i□□overed:	11□24□19□7	
□a□e Lea□ □ir□□□epor□ed:		3□13□1997
□a□e Lea□ □e□ord En□ered:	3□26□1997	
□a□e Con□irma□ion Be□an:	No□repor□ed	
□a□e Lea□S□opped:	No□repor□ed	
□a□e Ca□e La□□C□an□ed on □a□aba□e:		3□13□1997
□a□e □□e Ca□e □a□Clo□ed:		1□22□199□
□o□ Lea□ □i□□overed:	□an□Clo□ure	
□o□ Lea□S□opped:	No□repor□ed	
Cau□e o□Lea□:	No□repor□ed	
Lea□Sour□e:	No□repor□ed	
Opera□or:	No□repor□ed	
□ a□er Sy□em:	No□repor□ed	
□ ell Name:	No□repor□ed	
Appro□. □i□□□o □rodu□ion □ ell □□□:		4256.□111□2405035439279539461□
Sour□e o□Cleanup □undin□:		No□repor□ed
□reliminary Si□e A□□e□□men□□ or□plan Submi□□ed:		No□repor□ed
□reliminary Si□e A□□e□□men□Be□an:		No□repor□ed
□ollu□ion C□ara□eri□a□ion Be□an:		No□repor□ed
□emedia□ion □lan Submi□□ed:		No□repor□ed
□emedial A□□ion □nder□ay:		No□repor□ed
□o□□□emedial A□□ion □oni□orin□ Be□an:		No□repor□ed
En□or□emen□A□□ion □a□e:		No□repor□ed
□i□□ori□al □a□□□BE □a□e:		No□repor□ed
□i□□□a□□□BE Con□in Ground□a□er:		No□repor□ed
□i□□□a□□□BE Con□in Soil:		No□repor□ed
Si□ni□i□an□In□erim □emedial A□□ion □a□en:		No□repor□ed
G□ □uali□ier:	No□repor□ed	
Soil □uali□ier:	No□repor□ed	
Or□ani□a□ion:	No□repor□ed	
O□ner Con□a□□:	No□repor□ed	
□e□pon□ible □ar□y:	□E□ACO □E□INING □ □A□□E□ING	
□□ Addre□□:	10 □NI□E□SAL CI□□ □LA□A, □NI□E□SAL CI□□ CA 9160□	
□ro□ram:	L□S□	
La□Lon□:	34.02731□6 □□1	
Lo□al A□en□y S□a□□:	□E□	
Bene□i□ial □□e:	No□repor□ed	
□riori□y:	1A1	
Cleanup □und Id:	No□repor□ed	
Su□pended:	No□repor□ed	
A□□ined Name:	No□repor□ed	
Summary:	LE□□E□ SEN□ 1□22□9□	

□□ **SS□** □ □□□ □.□□□ **mi.** □□□ **ft.** **Relati□e: □igher** **Act□al: □□□ ft.**

□MA□ □ □□P□RTS ON□ □O□R □OTO
□□□□□ **NAT□ONAL □L□D**
LOS AN□ □L□S, CA □□□□□

Site □ of □ in cl□ster □

RCRA-S□ □ □NDS
□□□□□□□□□□
CAD□□□□□□□□□

□C□A□S□G:
□a□e □orm re□eived by a□en□y: 04□07□1992
□a□ili□ name: I□AGE E□□E□□S 1 □O□□ □O□O
□a□ili□ addre□□: 11207 NA□IONAL BL□□
LOS ANGELES, CA 90064
E□A I□: CA□9□3635□30
Con□a□□: □ANE A□ NI
Con□a□□addre□□: 11207 NA□IONAL BL□□
□ LOS ANGELES, CA 90064
Con□a□□□oun□y: □S
Con□a□□elep□one: □213□473□1202
Con□a□□email: No□repor□ed
E□A □e□ion: 09
Cla□□i□i□a□ion: Small Small □uan□i□y Genera□or
□e□□rip□ion: □andler: □enera□e□more □an 100 and le□□ □an 1000 □□ o□□a□ardou□ □a□e durin□ any □alendar mon□□ and a□□umula□e□le□□ □an 6000 □□ o□ □a□ardou□ □a□e a□any □ime□or □enera□e□100 □□ or le□□o□□a□ardou□ □a□e durin□ any □alendar mon□□, and a□□umula□e□more □an 1000 □□ o□ □a□ardou□ □a□e a□any □ime

O□ner□Opera□or Summary:
O□ner□opera□or name: □AI□ A□ NI
O□ner□opera□or addre□□: 7095 □OLL□□ OO□ BL□□
LOS ANGELES, CA 9002□
O□ner□opera□or □oun□y: No□repor□ed
O□ner□opera□or □elep□one: □213□□74□0624
Le□al □a□u□: □rива□e
O□ner□Opera□or □ype: O□ner
O□ner□Op □ar□da□e: No□repor□ed
O□ner□Op end da□e: No□repor□ed

□andler A□□ivi□ie□ Summary:
□.S. impor□er o□□a□ardou□□a□□e: No
□i□ed □a□e □□a□ and radioa□ive□: No
□e□y□ler o□□a□ardou□□a□□e: No
□ran□por□er o□□a□ardou□□a□□e: No
□rea□er, □orer or di□po□er o□□□ : No
□nder□round in□e□□ion a□ivi□y: No
On□i□e burner e□emp□ion: No
□urna□e e□emp□ion: No
□□ed oil □uel burner: No
□□ed oil pro□e□□or: No
□□er oil re□iner: No
□□ed oil □uel mar□e□er □o burner: No
□□ed oil Spe□i□i□a□ion mar□e□er: No
□□ed oil □ran□□er □a□ili□y: No
□□ed oil □ran□por□er: No

□iola□ion S□a□u□: No viola□ion□ □ound

□IN□S:

□e□i□ry I□: 1100064□3340

Environmen□al In□ere□□□In□orma□ion Sy□□em
□C□AIn□o i□a na□ional in□orma□ion □y□em □a□□uppor□□□e □e□our□e Con□erva□ion and □e□overy A□□□□C□A□pro□ram □rou□□ □□e □ra□□in□ o□ even□□ and a□ivi□ie□ rela□ed □o □a□ili□ie□ □a□□ene□a□e, □an□por□, and □rea□, □ore, or di□po□e o□□a□ardou□ □a□e. □C□AIn□o allo□□□C□A pro□ram □a□□o □ra□□ □□e no□i□i□a□ion, permi□, □omplian□e, and □orre□□ive a□ion a□ivi□ie□ required under □C□A.

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CR□ST CL□AN□RS
□□□□□□ NAT□ONAL □□D
LOS AN□□L□S, CA □□□□□

RCRA-S□□ □□□□□□□□□□
□NDS **CAD**□□□□□□□□□□
□AZN□T

Relati□e: □igher

Act□al: □□□ ft.

Site □ of □ in cl□ster C

□C□A□S□G:

□a□e □orm re□eived by a□en□y:	04□05□1991
□a□ili□y name:	C□ES□ CLEANE□S
□a□ili□y addre□□:	11137 NA□IONAL B□□ LOS ANGELES, CA 90064
E□A I□:	CA□9□2446627
Con□a□□:	EN□I□ON□EN□AL □ANAGE□
Con□a□□addre□□:	11137 NA□IONAL B□□ □ LOS ANGELES, CA 9006□
Con□a□□□oun□ry:	□S
Con□a□□elep□one:	□213□477□7137
Con□a□□email:	No□repor□ed
E□A □e□ion:	09
Cla□□i□i□a□ion:	Small Small □uan□i□y Genera□or
□e□□rip□ion:	□andler: □ene□a□e□more □an 100 and le□□ □an 1000 □□ o□□a□ardou□ □a□e durin□ any □alendar mon□□ and a□□umula□e□le□□ □an 6000 □□ o□ □a□ardou□ □a□e a□any □ime□or □ene□a□e□100 □□or le□□o□□a□ardou□ □a□e durin□ any □alendar mon□□, and a□□umula□e□more □an 1000 □□ o□ □a□ardou□ □a□e a□any □ime

O□ner□Opera□or Summary:

O□ner□opera□or name:	A□□□□ □E□□I□AN
O□ner□opera□or addre□□:	NO□ □E□ □I□E□ NO□ □E□ □I□E□, □E 99999
O□ner□opera□or □oun□ry:	No□repor□ed
O□ner□opera□or □elep□one:	□415□555□1212
Le□al □a□u□:	□riva□e
O□ner□Opera□or □ype:	O□ner
O□ner□Op □ar□da□e:	No□repor□ed
O□ner□Op end da□e:	No□repor□ed

O□ner□opera□or name:	NO□ □E□ □I□E□
O□ner□opera□or addre□□:	NO□ □E□ □I□E□ NO□ □E□ □I□E□, □E 99999
O□ner□opera□or □oun□ry:	No□repor□ed
O□ner□opera□or □elep□one:	□415□555□1212
Le□al □a□u□:	□riva□e
O□ner□Opera□or □ype:	Opera□or
O□ner□Op □ar□da□e:	No□repor□ed
O□ner□Op end da□e:	No□repor□ed

CR□ST CL□AN□RS □Contin□ed□ □□□□□□□□□□

□andler A□ivi□ie□ Summary:

□.S. impor□er o□ □a□ardou□ □a□e:	No
□i□ed □a□e □a□ and radioa□ive□:	No
□e□y□ler o□ □a□ardou□ □a□e:	No
□ran□por□er o□ □a□ardou□ □a□e:	No
□rea□er, □orer or di□po□er o□□□ :	No
□nder□round in□e□ion a□ivi□y:	No
On□i□e burner e□emp□ion:	No
□urna□e e□emp□ion:	No
□□ed oil □uel burner:	No
□□ed oil pro□e□□or:	No
□□er oil re□iner:	No
□□ed oil □uel mar□e□er □o burner:	No
□□ed oil Spe□i□i□a□ion mar□e□er:	No
□□ed oil □ran□er □a□ili□y:	No
□□ed oil □ran□por□er:	No

□iola□ion S□a□u□: No viola□ion□ □ound

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□e□i□ry I□: 11000647□90□

Environmen□al In□ere□□□In□orma□ion Sy□□em
□C□AIn□o i□a na□ional in□orma□ion □y□□em □□a□□uppor□□ □□e □e□our□e Con□erva□ion and □e□overy A□□□□C□A□pro□ram □rou□□ □□e □ra□□in□ o□ even□□ and a□ivi□ie□ rela□ed □o □a□ili□ie□ □□a□□enera□e, □ran□por□, and □rea□, □ore, or di□po□e o□□a□ardou□ □a□e. □C□AIn□o allo□□□C□A pro□ram □a□□o □ra□□ □□e no□i□i□a□ion, permi□, □omplian□e, and □orre□□ive a□ion a□ivi□ie□ required under □C□A.

□A□NE□:

□ear:	2003
Gepaid:	CA□9□2446627
Con□a□□:	A□□□□ □E□□I□AN
□elep□one:	3104777137
□ailin□ Name:	No□repor□ed
□ailin□ Addre□□:	11137 NA□IONAL BL□□
□ailin□ Ci□y,S□,□ip:	LOS ANGELES, CA 900644036
Gen Coun□y:	Lo□An□ele□
□S□ E□A I□:	CA□00□302903
□S□ Coun□y:	Lo□An□ele□
□ a□e Ca□e□ory:	□alo□ena□ed □olven□□ □□loro□orm□, me□□yl □□loride, per□□loroe□□ylene, e□□□
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□ear:	2003
Gepaid:	CA□9□2446627
Con□a□□:	A□□□□ □E□□I□AN
□elep□one:	3104777137
□ailin□ Name:	No□repor□ed
□ailin□ Addre□□:	11137 NA□IONAL BL□□
□ailin□ Ci□y,S□,□ip:	LOS ANGELES, CA 900644036
Gen Coun□y:	Lo□An□ele□

CR□ST CL□AN□RS □Contin□ed□ □□□□□□□□□□

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□S□ Coun□y:	Lo□An□ele□
□ a□e Ca□e□ory:	□alo□ena□ed □olven□ □□□loro□orm□, me□□yl □□loride, per□□loroe□□ylene, e□□□
□i□po□al □e□□od:	□01
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□a□ili□y Coun□y:	Lo□An□ele□
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Gepaid:	CA□9□2446627
Con□a□□:	A□□□□ □E□□I□AN
□elep□one:	3104777137
□ailin□ Name:	No□repor□ed
□ailin□ Addre□□:	11137 NA□IONAL BL□□
□ailin□ Ci□y,S□,□ip:	LOS ANGELES, CA 900644036
Gen Coun□y:	Lo□An□ele□
□S□ E□A I□:	CA□00□302903
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□ a□e Ca□e□ory:	□alo□ena□ed □olven□ □□□loro□orm□, me□□yl □□loride, per□□loroe□□ylene, e□□□
□i□po□al □e□□od:	□01
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□elep□one:	3104777137
□ailin□ Name:	No□repor□ed
□ailin□ Addre□□:	11137 NA□IONAL BL□□
□ailin□ Ci□y,S□,□ip:	LOS ANGELES, CA 900644036
Gen Coun□y:	Lo□An□ele□
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□a□ili□y Coun□y:	No□repor□ed
□ear:	2002
Gepaid:	CA□9□2446627
Con□a□□:	A□□□□ □E□□I□AN
□elep□one:	3104777137
□ailin□ Name:	No□repor□ed
□ailin□ Addre□□:	11137 NA□IONAL BL□□
□ailin□ Ci□y,S□,□ip:	LOS ANGELES, CA 900644036
Gen Coun□y:	Lo□An□ele□
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□i□po□al □e□□od:	□01
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C□ □ast □ □□□ □.□□□ mi. □□□ ft.

LAD□ P - DS-□□□
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Relati□e: □igher

Act□al: □□□ ft.

RCRA-S□ □ □□□□□□□□□□
□AZN□T **CAR**□□□□□□□□□

□C□A□S□G:

□a□e □orm re□eived by a□en□y:	02□2□2006
□a□ili□y name:	LA□□ □ □□S□145
□a□ili□y addre□□:	11131 □ . NA□IONAL BL□□ LOS ANGELES, CA 90064
E□A I□:	CA□000161257
□ailin□ addre□□:	111 NO□□□ □O□E S□□EE□ □OO□ 1050 LOS ANGELES, CA 90012
Con□a□□:	□A□□ □SE□LACE□
Con□a□□addre□□:	No□repor□ed No□repor□ed
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Con□a□□elep□one:	□213□367□0403
Con□a□□email:	□A□□.SE□LACE□□ LA□□ □.CO□
E□A □e□ion:	09
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O□ner□Opera□or Summary:

O□ner□opera□or name:	LOS ANGELES □E□□ O□ □ A□E□ AN□ □O□ E□
O□ner□opera□or addre□□:	111 NO□□□ □O□E S□□EE□, □□1050 LOS ANGELES, CA 90012
O□ner□opera□or □oun□y:	□S
O□ner□opera□or □elep□one:	No□repor□ed
Le□al □a□u□:	□uni□ipal
O□ner□Opera□or □ype:	O□ner
O□ner□Op □ar□da□e:	01□01□2004
O□ner□Op end da□e:	No□repor□ed

O□ner□opera□or name:	LOS ANGELES □E□□ O□ □ A□E□ AN□ □O□ E□
O□ner□opera□or addre□□:	No□repor□ed No□repor□ed
O□ner□opera□or □oun□y:	□S
O□ner□opera□or □elep□one:	No□repor□ed
Le□al □a□u□:	□uni□ipal
O□ner□Opera□or □ype:	Opera□or
O□ner□Op □ar□da□e:	01□01□2004
O□ner□Op end da□e:	No□repor□ed

O□ner□opera□or name:	LA □E□□ O□ □ A□E□ AN□ □O□ E□
O□ner□opera□or addre□□:	No□repor□ed No□repor□ed
O□ner□opera□or □oun□y:	□S

LAD□ P - DS-□□□ □Contin□ed□ □□□□□□□□□□

O□ner□opera□or □elep□one:	No□repor□ed
Le□al □a□u□:	□uni□ipal
O□ner□Opera□or □ype:	O□ner
O□ner□Op □ar□da□e:	02□2□□2003
O□ner□Op end da□e:	No□repor□ed
O□ner□opera□or name:	LA □E□□ O□ □ A□E□ AN□ □O□ E□
O□ner□opera□or addre□□:	No□repor□ed
	No□repor□ed
O□ner□opera□or □oun□ry:	□S
O□ner□opera□or □elep□one:	No□repor□ed
Le□al □a□u□:	□uni□ipal
O□ner□Opera□or □ype:	Opera□or
O□ner□Op □ar□da□e:	02□2□□2003
O□ner□Op end da□e:	No□repor□ed

□andler A□ivi□ie□ Summary:

□.S. impor□er o□□a□ardou□ □a□e:	No
□i□ed □a□e □□a□ and radioa□ive□:	No
□e□y□ler o□□a□ardou□ □a□e:	No
□ran□por□er o□□a□ardou□ □a□e:	No
□rea□er, □orer or di□po□er o□□□ :	No
□nder□round in□e□□ion a□ivi□y:	No
On□i□e burner e□emp□ion:	No
□urna□e e□emp□ion:	No
□□ed oil □uel burner:	No
□□ed oil pro□e□□or:	No
□□er oil re□iner:	No
□□ed oil □uel mar□e□er □o burner:	No
□□ed oil Spe□i□i□a□ion mar□e□er:	No
□□ed oil □ran□er □a□ili□y:	No
□□ed oil □ran□por□er:	No

□i□ori□al Genera□or□:

□a□e □orm re□eived by a□en□y:	02□2□□2006
□a□ili□y name:	LA□□ □ □□S□145
Cla□□i□i□a□ion:	Lar□e □uan□i□y Genera□or
□a□e □orm re□eived by a□en□y:	03□11□2005
□a□ili□y name:	LA□□ □ □□S□145
Si□e name:	LA □E□□ O□ □ A□E□ AN□ □O□ E□ □S 145
Cla□□i□i□a□ion:	Small □uan□i□y Genera□or

□a□ardou□ □ a□e Summary:

□ a□e □ode:	□039
□ a□e name:	□E□□AC□LO□OE□□□LENE
□ a□e □ode:	352
□ a□e name:	352
□ a□e □ode:	□039
□ a□e name:	□E□□AC□LO□OE□□□LENE

□iola□ion S□a□u□: No viola□ion□ □ound

□A□NE□:

LAD□ P - DS-□□□ □Contin□ed□ □□□□□□□□□□

□ear:	2005
Gepaid:	CA□000161257
Con□a□□:	□A□□ □SE□LACE□
□elep□one:	2133670403
□ailin□ Name:	No□repor□ed
□ailin□ Addre□□:	111 N □O□E S□ □□ 1050
□ailin□ Ci□y,S□,□ip:	LOS ANGELES, CA 900120000
Gen Coun□y:	Lo□An□ele□
□S□ E□A I□:	CA□000646117
□S□ Coun□y:	□in□□
□ a□□e Ca□e□ory:	□039
□i□po□al □e□□od:	□99
□on□:	□.42
□a□ili□y Coun□y:	No□repor□ed

D□□ S□ □□□-□□□ □.□□□ mi. □□□ ft. **□□PROD□CTS STAT□ON #□□□□ □□□□□NAT□ONAL C□L□□R C□T□, CA** **Site □ of □ in cl□ster D**

□ST CORT□S□ S□□□□□□□□□□ N□A

Relati□e: Lo□er

CO□□ESE:

□e□ion:	CO□□ESE
□a□ili□y Coun□y Code:	19
□e□ By:	L□N□A
□e□ Id:	900660061

Act□al: □□□ ft.

□e□ion:	CO□□ESE
□a□ili□y Coun□y Code:	19
□e□ By:	L□N□A
□e□ Id:	900660061□

D□□ S□ □□□-□□□ □.□□□ mi. □□□ ft. **TOSCO CORPORAT□ON #□□□□□ □□□□□NAT□ONAL □L□D LOS AN□□L□S, CA □□□□□** **Site □ of □ in cl□ster D**

□ST □□□□□□□□□□ N□A

Relati□e: Lo□er

□S□:

□a□ili□y I□:	6412
La□i□ude:	34.02643
Lon□i□ude:	□11□.43094

Act□al: □□□ ft.

D□□ S□ □□□-□□□ □.□□□ mi. □□□ ft. **LARR□S □NOCAL S□R□C□ C□NT□R □□□□□NAT□ONAL □L□D LOS AN□□L□S, CA □□□□□** **Site □ of □ in cl□ster D**

CA □I□ □S□: **S□ □□PS □ST** N□A

Relati□e: Lo□er

□a□ili□y I□:	19002620
□e□ula□ed By:	□□N□A
□e□ula□ed I□:	000176□7
Cor□e□e Code:	No□repor□ed
SIC Code:	No□repor□ed

Act□al: □□□ ft.

LARR□S □NOCAL S□R□C□ C□NT□R (Contin□ed) **S**101583098

□a□ili□y □□one: 21347857□3
□ail □o: No□repor□ed
□ailin□ Addre□□: 3701 W ILS□I□E BL□□
□ailin□ Addre□□2: No□repor□ed
□ailin□ Ci□y,S□,□ip: LOS ANGELES 900640000
Con□a□□: No□repor□ed
Con□a□□Pho ne: No□repor□ed
DU Ns Number: No□repor□ed
N□□ES Number: No□repor□ed
E□A I□: No□repor□ed
Commen□□: No□repor□ed
S□a□u□: A□□ive

S□ EE□S UST:
S□a□u□: No□repor□ed
Comp Number: 1325
Number: No□repor□ed
Board O□Equali□a□ion: 44□011729
Ref □a□e: No□repor□ed
Act □a□e: No□repor□ed
Crea□ed □a□e: No□repor□ed
□an□S□a□u□: No□repor□ed
O□ner □an□Id: No□repor□ed
S□r□b □an□Id: 19□050□001325□000001
A□v□ □a□e: No□repor□ed
Capa□i□y: 9940
□an□Us□: M.V. □□EL
S□□: PR ODU CT
Con□en□: □EG □NLEA□E□
Number O□Tanks: 4

S□a□u□: No□repor□ed
Comp Number: 1325
Number: No□repor□ed
Board O□Equali□a□ion: 44□011729
Ref □a□e: No□repor□ed
Act □a□e: No□repor□ed
Crea□ed □a□e: No□repor□ed
□an□S□a□u□: No□repor□ed
O□ner □an□Id: No□repor□ed
S□r□b □an□Id: 19□050□001325□000002
A□v□ □a□e: No□repor□ed
Capa□i□y: 9940
□an□Us□: M.V. □□EL
S□□: PR ODU CT
Con□en□: □EG □NLEA□E□
Number O□Tanks: No□repor□ed

S□a□u□: No□repor□ed
Comp Number: 1325
Number: No□repor□ed
Board O□Equali□a□ion: 44□011729
Ref □a□e: No□repor□ed
Act □a□e: No□repor□ed
Crea□ed □a□e: No□repor□ed
□an□S□a□u□: No□repor□ed
O□ner □an□Id: No□repor□ed

LARR□S □NOCAL S□R□C□ C□NT□R □Contin□ed□ **S□□□□□□□□□**

S□r□b □an□Id: 19□050□001325□000003
A□v□□a□e: No□repor□ed
Capa□i□y: 10000
□an□□□e: □.□. □□EL
S□□: □□O□□C□
Con□en□: □IESEL
Number O□□an□□: No□repor□ed

S□a□u□: No□repor□ed
Comp Number: 1325
Number: No□repor□ed
Board O□Equali□a□ion: 44□011729
□e□□a□e: No□repor□ed
A□□□a□e: No□repor□ed
Crea□ed □a□e: No□repor□ed
□an□S□a□u□: No□repor□ed
O□ner □an□Id: No□repor□ed
S□r□b □an□Id: 19□050□001325□000004
A□v□□a□e: No□repor□ed
Capa□i□y: 550
□an□□□e: OIL
S□□: □ AS□E
Con□en□: □ AS□E OIL
Number O□□an□□: No□repor□ed

S□a□u□: A
Comp Number: 1325
Number: 9
Board O□Equali□a□ion: 44□011729
□e□□a□e: 10□06□92
A□□□a□e: 03□16□94
Crea□ed □a□e: 02□29□□□
□an□S□a□u□: A
O□ner □an□Id: 1325
S□r□b □an□Id: 19□050□001325□000005
A□v□□a□e: 01□29□93
Capa□i□y: 12000
□an□□□e: □.□. □□EL
S□□: □
Con□en□: □EG □NLEA□E□
Number O□□an□□: 3

S□a□u□: A
Comp Number: 1325
Number: 9
Board O□Equali□a□ion: 44□011729
□e□□a□e: 10□06□92
A□□□a□e: 03□16□94
Crea□ed □a□e: 02□29□□□
□an□S□a□u□: A
O□ner □an□Id: 1325
S□r□b □an□Id: 19□050□001325□000006
A□v□□a□e: 01□29□93
Capa□i□y: 12000
□an□□□e: □.□. □□EL
S□□: □
Con□en□: □EG □NLEA□E□

LARR□S □NOCAL S□R□C□ C□NT□R □Contin□ed□ **S□□□□□□□□□□**

Number O□□an□□: No□repor□ed

S□a□u□: A
Comp Number: 1325
Number: 9
Board O□Equali□a□ion: 44□011729
□e□□a□e: 10□06□92
A□□□a□e: 03□16□94
Crea□ed □a□e: 02□29□□□□
□an□S□a□u□: A
O□ner □an□Id: 1325
S□r□b □an□Id: 19□050□001325□000007
A□v□□a□e: 01□29□93
Capa□i□y: 520
□an□□□e: OIL
S□□: □
Con□en□: □ AS□E OIL
Number O□□an□□: No□repor□ed

D□□ **S□R□C□ STAT□ON □□□□** **L□ST** □□□□□□□□□□□
S□ □□□□□**NAT□ONAL □L□D** □**ST □ST** **N□A**
□□□-□□□ **LOS AN□□L□S, CA** □□□□□
□.□□□ **mi.**
□□□ **ft.**

Site □ of □in cl□ster D

Relati□e:
Lo□er

Act□al:
□□□ **ft.**

L□S□:
□e□ion: S□A□E
Global Id: □0603701205
La□i□ude: 34.02615
Lon□i□ude: □11□.43073
Ca□e □ype: L□S□ Cleanup Si□e
S□a□u□: Comple□ed □Ca□e Clo□ed
S□a□u□ □a□e: 02□07□2005
Lead A□en□y: LOS ANGELES □□ □CB □□EGION 4□
Ca□e □ or□er: □□
Lo□al A□en□y: LOS ANGELES, CI□□ O□
□B Ca□e Number: 900660061□
LOC Ca□e Number: No□repor□ed
□ile Lo□a□ion: No□repor□ed
□o□en□ial □edia A□e□□: □ ell u□ed □or drin□in□ □a□er □upply
□o□en□ial Con□aminan□□ o□Con□ern: Ga□oline
Si□e □i□□ory: No□repor□ed

Cli□□ □ere □o a□□e□□ □□e Cali□ornia Geo□ra□□er re□ord□ □or □□i□ □a□ili□y:

L□S□:
Global Id: □0603701205
Con□a□□□ype: □e□ional Board Ca□e□or□er
Con□a□□Name: □A□ □□ANG
Or□ani□a□ion Name: LOS ANGELES □□ □CB □□EGION 4□
Addre□□: 320 □ ES□ 4□□ S□□EE□, S□I□E 200
Ci□y: LOS ANGELES
Email: □uan□□ □a□erboard□.□a.□ov
□□one Number: 2135766711

Global Id: □0603701205
Con□a□□□ype: Lo□al A□en□y Ca□e□or□er
Con□a□□Name: ELO□ L□NA

S□R□C□ STAT□ON □□□□ □Contin□ed□ □□□□□□□□□□

Or□ani□a□ion Name: LOS ANGELES, CI□□ O□
Addre□□: 200 Nor□□ □ain S□ree□, Sui□e 17□0
Ci□y: LOS ANGELES
Email: eloy.luna□ la□i□y.or□
□□one Number: No□repor□ed

L□S□:

Global Id: □0603701205
A□ion □ype: □ES□ONSE
□a□e: 06□15□2004
A□ion: □oni□orin□ □epor□□□uar□erly

Global Id: □0603701205
A□ion □ype: □E□E□IA□ION
□a□e: 01□01□1950
A□ion: Soil □apor E□□ra□ion □□O□□er

Global Id: □0603701205
A□ion □ype: EN□O□CE□EN□
□a□e: 01□01□2002
A□ion: 13267 □equiremen□

Global Id: □0603701205
A□ion □ype: EN□O□CE□EN□
□a□e: 07□23□2002
A□ion: 13267 □equiremen□

Global Id: □0603701205
A□ion □ype: □ES□ONSE
□a□e: 01□15□2004
A□ion: □oni□orin□ □epor□□□uar□erly

Global Id: □0603701205
A□ion □ype: □ES□ONSE
□a□e: 07□11□2003
A□ion: In□erim □emedial A□ion □lan

Global Id: □0603701205
A□ion □ype: □ES□ONSE
□a□e: 04□15□2003
A□ion: □oni□orin□ □epor□□□uar□erly

Global Id: □0603701205
A□ion □ype: EN□O□CE□EN□
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A□ion: Clo□ure□No □ur□□er A□ion Le□□er

Global Id: □0603701205
A□ion □ype: □ES□ONSE
□a□e: 01□15□2005
A□ion: □oni□orin□ □epor□□□uar□erly

Global Id: □0603701205
A□ion □ype: EN□O□CE□EN□
□a□e: 09□16□2003
A□ion: S□a□□Le□□er

S□R□C□ STAT□ON □□□□ □Contin□ed□ □□□□□□□□□□

Global Id: □0603701205
A□ion □ype: □ES□ONSE
□a□e: 07□23□2003
A□ion: Corre□ive A□ion □lan □□emedial A□ion □lan

Global Id: □0603701205
A□ion □ype: EN□O□CE□ EN□
□a□e: 09□0□2004
A□ion: Si□e □i□i□□In□pe□ion □Samplin□

Global Id: □0603701205
A□ion □ype: EN□O□CE□ EN□
□a□e: 01□1□2005
A□ion: No□i□i□a□ion □□re□lo□ure

Global Id: □0603701205
A□ion □ype: □ES□ONSE
□a□e: 07□15□2002
A□ion: □oni□orin□ □epor□□□uar□erly

Global Id: □0603701205
A□ion □ype: □ES□ONSE
□a□e: 01□15□2003
A□ion: □oni□orin□ □epor□□□uar□erly

Global Id: □0603701205
A□ion □ype: O□□er
□a□e: 01□01□1950
A□ion: Lea□ □epor□ed

□e□ion: S□A□E
Global Id: □0603701204
La□i□ude: 34.02615
Lon□i□ude: □11□.43073
Ca□e □ype: L□S□ Cleanup Si□e
S□a□u□: Comple□ed □Ca□e Clo□ed
S□a□u□ □a□e: 05□13□1997
Lead A□en□y: LOS ANGELES, CI□□ O□
Ca□e □ or□er:
Lo□al A□en□y: LOS ANGELES, CI□□ O□
□B Ca□e Number: 900660061
LOC Ca□e Number: No□repor□ed
□ile Lo□a□ion: No□repor□ed
□o□en□ial □edia A□e□□: Soil
□o□en□ial Con□aminan□□o□Con□ern: Ga□oline
Si□e □i□ory: No□repor□ed

Cli□□ □ere □o a□□e□□ □□e Cali□ornia Geo□ra□□er re□ord□ □or □i□ □a□ili□y:

L□S□:
Global Id: □0603701204
Con□a□□□ype: Lo□al A□en□y Ca□e□or□er
Con□a□□Name: □E□□ENCE □AL□E□
Or□ani□a□ion Name: LOS ANGELES, CI□□ O□
Addre□□: 221 N □IG□E□OA S□ S□E 1500
Ci□y: LOS ANGELES
Email: No□repor□ed

S□R□C□ STAT□ON □□□□ □Contin□ed□ □□□□□□□□□□

□□one Number: 2134□26520

Global Id: □0603701204
Con□a□□□ype: □e□ional Board Ca□e□or□er
Con□a□□Name: □□E □ONG
Or□ani□a□ion Name: LOS ANGELES □□ □CB □□EGION 4□
Addre□□: 320 □ . 4□□ S□., S□I□E 200
Ci□y: Lo□An□ele□
Email: yron□□ □a□erboard□.□a.□ov
□□one Number: No□repor□ed

L□S□:
Global Id: □0603701204
A□ion □ype: O□□er
□a□e: 01□01□1950
A□ion: Lea□ □i□□overy

Global Id: □0603701204
A□ion □ype: O□□er
□a□e: 01□01□1950
A□ion: Lea□ □epor□ed

□IS□ □S□:
□e□ion: S□A□E
□a□ili□y I□: 000000176□7
□a□ili□y □ype: Ga□S□a□ion
O□□er □ype: No□repor□ed
□o□al □an□□: 0004
Con□a□□Name: LA□□□ □□L□ON
□elep□one: 21347□2197
O□ner Name: □NION OIL CO□ □AN□ O□ CALI□O□NI
O□ner Addre□□: 3701 □ ILS□I□E BO□LE□A□□□S□I□E
O□ner Ci□y,S□,□ip: LOS ANGELES, CA 90010

□an□Num: 001
Con□ainer Num: 4357□1
□ear In□□alled: 1971
□an□Capa□i□y: 00009940
□an□□□ed □or: □□O□□C□
□ype o□□uel: □NLEA□E□
□an□Con□ru□ion: No□repor□ed
Lea□ □e□e□ion: S□o□□Inven□or, □re□□ure □e□, 10

□an□Num: 002
Con□ainer Num: 4357□2
□ear In□□alled: 1971
□an□Capa□i□y: 00009940
□an□□□ed □or: □□O□□C□
□ype o□□uel: □□E□I□□
□an□Con□ru□ion: No□repor□ed
Lea□ □e□e□ion: S□o□□Inven□or, □re□□ure □e□, 10

□an□Num: 003
Con□ainer Num: 4357□3
□ear In□□alled: 19□1

Si□e

□a□aba□e□□□

S□R□C□ STAT□ON □□□□ □Contin□ed□ □□□□□□□□□□□

□an□Capa□i□y: 00010000
□an□□□ed □or: □□O□□C□
□ype o□□uel: □IESEL
□an□Con□ru□ion: No□repor□ed
Lea□ □e□e□ion: S□o□□Inven□or, □re□□ure □e□, 10

□an□Num: 004
Con□ainer Num: 4357□4
□ear In□alled: 1971
□an□Capa□i□y: 00000550
□an□□□ed □or: □ AS□E
□ype o□□uel: □ AS□E OIL
□an□Con□ru□ion: No□repor□ed
Lea□ □e□e□ion: S□o□□Inven□or, □re□□ure □e□, 10

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□□ PROD□CTS STAT□ON #□□□□
□□□□□ NAT□ONAL □L□D
LOS AN□ □L□S, CA □□□□□

L□ST **S□□□□□□□□□**
N□A

Site □ of □ in cl□ster D

Relati□e:
Lo□er

Act□al:
□□□ ft.

L□S□ □EG 4:
□e□ion: 4
□e□ional Board: 04
Coun□y: Lo□An□ele□
□a□ili□y Id: 900660061□
S□a□u□: □o□□remedial a□ion moni□orin□
Sub□an□e: Ga□oline
Sub□an□e □uan□i□y: No□repor□ed
Lo□al Ca□e No: No□repor□ed
Ca□e □ype: Spe□i□i□ an□lea□ □a□□a□on□amina□ed a □pe□i□i□ □ell u□ed □or drin□in□ □a□er
Aba□emen□□e□od □□ed a□□e Si□e: No□repor□ed
Global I□: □0603701205
□ Global I□: No□repor□ed
S□a□□: □□
Lo□al A□en□y: 19050
Cro□□S□ree□: No□repor□ed
En□or□emen□□ype: □LSEL
□a□e Lea□ □i□□overed: No□repor□ed
□a□e Lea□ □ir□□□eported: 11□20□1994
□a□e Lea□ □e□ord En□ered: 10□31□1997
□a□e Con□rma□ion Be□an: 6□19□1997
□a□e Lea□S□opped: No□repor□ed
□a□e Ca□e La□□C□an□ed on □a□aba□e: No□repor□ed
□a□e □□e Ca□e □a□Clo□ed: No□repor□ed
□o□ Lea□ □i□□overed: No□repor□ed
□o□ Lea□S□opped: No□repor□ed
Cau□e o□Lea□: □N□
Lea□Sour□e: □N□
Opera□or: No□repor□ed
□ a□er Sy□em: No□repor□ed
□ ell Name: No□repor□ed
Appro□ □i□□□o □rodu□ion □ ell □□□: 419□.9□□4□4□03023629□9539□1774
Sour□e o□Cleanup □undin□: □N□
□reliminary Si□e A□□e□□men□□ or□plan Submi□□ed: 6□19□1997
□reliminary Si□e A□□e□□men□Be□an: 7□25□1997
□ollu□ion C□ara□□eri□a□ion Be□an: □□15□2000
□emedia□ion □lan Submi□□ed: No□repor□ed

76 **PROD□CTS STAT□ON #**4357 (**Contin□ed**) **S**102439959

□emedial A□ion □nder□ay:	No□repor□ed
Post □emedial A□ion □oni□orin□ Be□an:	10/ 5/2003
En□or□emen□A□ion □a□e:	No□repor□ed
□i□ori□al Max □□BE □a□e:	1□1/ 965
Hist Max □□BE Con□in Ground□a□er:	47
Hist Max □□BE Con□in Soil:	No□repor□ed
Si□ni□an□In□erim □emedial A□ion □a□en:	Yes
G□ □uali□ier:	No□repor□ed
Soil □uali□ier:	No□repor□ed
Or□ani□a□ion:	No□repor□ed
O□ner Con□a□:	No□repor□ed
□e□pon□ible □ar□y:	LI□ SE□ ELL
RP Addre□□:	3525 □□LAN□ A□E.
□ro□ram:	L□S□
La□Lon□:	34.0265676 / -1
Lo□al A□en□y S□a□□:	PEJ
Bene□i□ial Us□:	No□repor□ed
□riori□y:	No□repor□ed
Cleanup □und Id:	No□repor□ed
Su□pended:	No□repor□ed
A□□ined Name:	No□repor□ed
Summary:	10□12□00 QTR □ON RPT SE□□. 2000; 1/ 5□01 A□□□L SI□E ASSESS□EN□ □E □ES□, &QTR LY G□ □ON &SA□□LING RPT; 2□15□01 □□BE □OLL□□ION IN□ES□IGA□ION□4/ 3□01 G□ □ON RPT M ARCH 2001
□e□ion:	4
□e□ional Board:	04
Coun□y:	Lo□An□ele□
□a□ili□y Id:	900660061
S□a□u□:	Ca□e Clo□ed
Sub□an□e:	Ga□oline
Sub□an□e □uan□i□y:	No□repor□ed
Lo□al Ca□e No:	No□repor□ed
Ca□e □ype:	Soil
Aba□emen□□e□od □□ed a□□□e Si□e:	No□repor□ed
Global I□:	T0603701204
W Global I□:	No□repor□ed
S□a□□:	UNK
Lo□al A□en□y:	19050
Cro□□S□ree□:	No□repor□ed
En□or□emen□□ype:	No□repor□ed
□a□e Lea□□i□□overed:	9□21/ 992
□a□e Lea□ First □epor□ed:	11□20□1992
□a□e Lea□□e□ord En□ered:	2/ 8/ 993
□a□e Con□irma□ion Be□an:	No□repor□ed
□a□e Lea□S□opped:	No□repor□ed
□a□e Ca□e La□□C□an□ed on □a□aba□e:	7□30/ 997
□a□e □□e Ca□e was Clo□ed:	5□13/ 997
How Lea□□i□□overed:	□an□Clo□ure
How Lea□S□opped:	No□repor□ed
Cau□e o□Lea□:	No□repor□ed
Lea□Sour□e:	No□repor□ed
Opera□or:	OL□ CASE #□26032
□a□er Sy□em:	No□repor□ed
□ell Name:	No□repor□ed
Appro□. Dist □o □rodu□ion □ell (□)	4198.98□4□48□3023629□9539 81774
Sour□e o□Cleanup □undin□:	No□repor□ed

□□ PROD□CTS STAT□ON #□□□□ □Contin□ed□ **S□□□□□□□□□□**

□reliminary Si□e A□□e□□men□□ or□plan Submi□□ed:	No□repor□ed
□reliminary Si□e A□□e□□men□Be□an:	No□repor□ed
□ollu□ion C□ara□□eri□a□ion Be□an:	11□20□1992
□emedia□ion □lan Submi□□ed:	No□repor□ed
□emedial A□□ion □nder□ay:	No□repor□ed
□o□□□emedial A□□ion □oni□orin□ Be□an:	No□repor□ed
En□or□emen□A□□ion □a□e:	No□repor□ed
□i□ori□al □a□□□BE □a□e:	4□14□2003
□i□□□ a□□□BE Con□in Ground□a□er:	0
□i□□□ a□□□BE Con□in Soil:	No□repor□ed
Si□ni□i□an□In□erim □emedial A□□ion □a□en:	No□repor□ed
G□ □uali□ier:	N□
Soil □uali□ier:	No□repor□ed
Or□ani□a□ion:	No□repor□ed
O□ner Con□a□□:	No□repor□ed
□e□pon□ible □ar□y:	□OSCO
□□ Addre□□:	□.O. BO□ 25376, SAN□A ANA, CA 92799□5376
□ro□ram:	L□S□
La□Lon□:	34.0265676 □1
Lo□al A□en□y S□a□□:	□E□
Bene□i□ial □□e:	No□repor□ed
□rior□y:	No□repor□ed
Cleanup □und Id:	No□repor□ed
Su□pended:	No□repor□ed
A□□□ined Name:	No□repor□ed
Summary:	OL□ CASE □026032□07□24□97 □□ O□□ □LAN □O□ □ □BE IN□ES□IGA□ION□ 07□30□97 □SI□E □ □□L□ □□□ 1997

D□□ S□ □□□-□□□ □.□□□ mi. □□□ ft.

□N□ON O□L S□R□□C□ STAT□ON L□AS
□□□□□ NAT□ONAL □L□D
LOS AN□ □L□S, CA □□□□□

Site □ of □ in cl□ster D

□ST □ST **□□□□□□□□□□**
N□A

Relati□e: Lo□er

Act□al: □□□ ft.

□IS□ □S□:

□e□ion:	S□A□E
□a□ili□y I□:	00000056161
□a□ili□y □ype:	Ga□ S□a□ion
O□□er □ype:	No□repor□ed
□o□al □an□□:	0001
Con□a□□Name:	LA□□□ □□L□ON
□elep□one:	21347□2197
O□ner Name:	□NION OIL CO□ □AN□ O□ CALI□O□NI
O□ner Addre□□:	3701 □ ILS□I□E BO□LE□A□□□S□I□E
O□ner Ci□y,S□,□ip:	LOS ANGELES, CA 90010
□an□Num:	001
Con□ainer Num:	4357□00
□ear In□□alled:	No□repor□ed
□an□Capa□i□y:	000001□0
□an□□□□ed □or:	□ AS□E
□ype o□□uel:	06
□an□Con□□ru□□ion:	No□repor□ed
Lea□ □e□e□□ion:	None

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SS□
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D□NAM□C □ □P CL□AN□RS
□□□□S S□P□L□□DA □L□D
LOS AN□ □L□S, CA □□□□□

RCRA-S□ □ □□□□□□□□□□
□NDS **CAR**□□□□□□□□□
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□a□e □orm re□eived by a□en□y: 05□07□199□
□a□ili□y name: □□NA□IC □ I □ CLEANE□S
□a□ili□y addre□□: 312□S SE□□L□E□A BL□□
LOS ANGELES, CA 90034
E□A I□: CA□000039644
Con□a□□: □I□S□A□ AS□□ENA□I
Con□a□□addre□□: 312□S SE□□L□E□A BL□□
LOS ANGELES, CA 90034
Con□a□□□oun□ry: □S
Con□a□□elep□one: □310□477□0□2□
Con□a□□email: No□repor□ed
E□A □e□ion: 09
Cla□□i□i□a□ion: Small Small □uan□i□y Genera□or
□e□□rip□ion: □andler: □enera□e□more □an 100 and le□□ □an 1000 □□ o□□a□ardou□ □a□e durin□ any □alendar mon□□ and a□□umula□e□le□□ □an 6000 □□ o□ □a□ardou□ □a□e a□any □ime□or □enera□e□100 □□ or le□□o□□a□ardou□ □a□e durin□ any □alendar mon□□, and a□□umula□e□more □an 1000 □□ o□ □a□ardou□ □a□e a□any □ime

O□ner□Opera□or Summary:
O□ner□opera□or name: □□NA□IC □ I □ CLEANE□S
O□ner□opera□or addre□□: 312□S SE□□L□E□A BL□□
LOS ANGELES, CA 90034
O□ner□opera□or □oun□ry: No□repor□ed
O□ner□opera□or □elep□one: □310□477□0□2□
Le□al □a□u□: □riva□e
O□ner□Opera□or □ype: O□ner
O□ner□Op □ar□da□e: No□repor□ed
O□ner□Op end da□e: No□repor□ed

□andler A□ivi□ie□ Summary:
□.S. impor□er o□□a□ardou□□ a□□e: No
□i□ed □a□e □a□ and radioa□ive□: No
□e□y□ler o□□a□ardou□□ a□□e: No
□ran□por□er o□□a□ardou□□ a□□e: No
□rea□er, □orer or di□po□er o□□□ : No
□nder□round in□e□□ion a□ivi□y: No
On□i□e burner e□emp□ion: No
□urna□e e□emp□ion: No
□□ed oil □uel burner: No
□□ed oil pro□e□□or: No
□□er oil re□iner: No
□□ed oil □uel mar□e□er □o burner: No
□□ed oil Spe□i□i□a□ion mar□e□er: No
□□ed oil □ran□□er □a□ili□y: No
□□ed oil □ran□por□er: No

□a□ardou□□ a□□e Summary:
□ a□□e □ode: □000
□ a□□e name: No□□e□ined

D□NAM□C □ □P CL□AN□RS (Contin□ed) □□□□□□□□□□

□ a□e □ode: □039
□ a□e name: □E□□AC□LO□OE□□□LENE

□ a□e □ode: □002
□ a□e name: □□E □OLLO□ ING S□EN□ □ALOGENA□E□ SOL□EN□S: □E□□AC□LO□OE□□□LENE, □E□□□LENE C□LO□I□E, □□IC□LO□OE□□□LENE, 1,1,1□□□IC□LO□OE□□ANE, C□LO□OBEN□ENE, 1,1,2□□□IC□LO□O□1,2,2□□□I□L□O□OE□□ANE, O□□□O□□IC□LO□OBEN□ENE, □□IC□LO□O□L□O□O□E□□ANE, AN□ 1,1,2□□□IC□LO□OE□□ANE□ALL S□EN□ SOL□EN□ □I□□□□ES□BLEN□S CON□AINING, BE□O□E □SE, A □O□AL O□ □EN □E□CEN□ O□ □O□E □B□ □OL□□E□O□ ONE O□ □O□E O□ □□E ABO□E □ALOGENA□E□ SOL□EN□S O□ □□OSE LIS□E□ IN □001, □004, O□ □005, AN□ S□ILL BO□□O□S □□O□ □□E □ECO□E□□ O□ □□ESE S□EN□ SOL□EN□S AN□ S□EN□ SOL□EN□ □I□□□□ES.

□iola□ion S□a□u□: No viola□ion□ □ound

□IN□S:

□e□i□ry I□: 110002922320

Environmen□al In□ere□□In□orma□ion Sy□em
□C□AIn□o i□a na□ional in□orma□ion □y□em □a□□uppor□□ □e □e□our□e Con□erva□ion and □e□overy A□□□C□A□pro□ram □rou□□ □e □ra□□in□ o□ even□ and a□ivi□ie□ rela□ed □o a□ili□ie□ □a□□enera□e, □ran□por□, and □rea□, □ore, or di□po□e o□□a□ardou□□a□e. □C□AIn□o allo□□□C□A pro□ram □a□□o □ra□□ □e no□i□a□ion, permi□, □omplian□e, and □orre□ive a□ion a□ivi□ie□ required under □C□A.

□□□CLEANE□S:
E□A Id: CA□000039644
NAICS Code: □1232
NAICS □e□□rip□ion: □ry□leanin□ and Laundry Servi□e□ □e□□ep□Coin□Opera□ed□
SIC Code: 7211
SIC □e□□rip□ion: □o□er Laundrie□, □amily and Commer□ial
Crea□e □a□e: 04□2□□1999
□a□ili□y A□□ive: No
Ina□□ive □a□e: 06□30□2003
□a□ili□y Addr2: No□repor□ed
□ailin□ Name: No□repor□ed
□ailin□ Addre□□: 312□S SE□□L□E□A BL□□
□ailin□ Addre□□2: No□repor□ed
□ailin□ S□a□e: CA
□ailin□ □ip: 900340000
O□ner Name: A□I AS□□ENA□I
O□ner Addre□□: 312□S SE□□L□E□A BL□□
O□ner Addre□□2: No□repor□ed
O□ner □elep□one: 3104770□2□
Con□a□□Name: A□I AS□□ENA□I□O□ NE□
Con□a□□Addre□□: 312□S SE□□L□E□A BL□□
Con□a□□Addre□□2: No□repor□ed
Con□a□□□elep□one: 3104770□2□

E□A Id: CAL00036□□15
NAICS Code: □1232
NAICS □e□□rip□ion: □ry□leanin□ and Laundry Servi□e□ □e□□ep□Coin□Opera□ed□
SIC Code: 7211

D□NAM□C □ □P CL□AN□RS □Contin□ed□ □□□□□□□□□□

SIC □e□□rip□ion: □o□er Laundrie□, □amily and Commer□ial
Crea□e □a□e: 11□01□2011
□a□ili□y A□□ive: □e□
Ina□□ive □a□e: No□repor□ed
□a□ili□y Addr2: No□repor□ed
□ailin□ Name: No□repor□ed
□ailin□ Addre□□: 312□S SE□□L□E□A BL□□
□ailin□ Addre□□2: No□repor□ed
□ailin□ S□a□e: CA
□ailin□ □ip: 900344204
O□ner Name: □ANG □□A□
O□ner Addre□□: 312□S SE□□L□E□A BL□□
O□ner Addre□□2: No□repor□ed
O□ner □elep□one: 6199729735
Con□a□□Name: □ANG □□A□
Con□a□□Addre□□: 39654 □IA GALLE□AS
Con□a□□Addre□□2: No□repor□ed
Con□a□□□elep□one: 6199729735

E□A Id: CAL0002□5577
NAICS Code: □1232
NAICS □e□□rip□ion: □ry□leanin□ and Laundry Servi□e□ □e□□ep□Coin□Opera□ed□
SIC Code: 7211
SIC □e□□rip□ion: □o□er Laundrie□, □amily and Commer□ial
Crea□e □a□e: 0□□13□2004
□a□ili□y A□□ive: No
Ina□□ive □a□e: 06□30□200□
□a□ili□y Addr2: No□repor□ed
□ailin□ Name: No□repor□ed
□ailin□ Addre□□: 312□S SE□□L□E□A BL□□
□ailin□ Addre□□2: No□repor□ed
□ailin□ S□a□e: CA
□ailin□ □ip: 900344204
O□ner Name: □I□ CLEANE□S INC
O□ner Addre□□: 312□S SE□□L□E□A BL□□
O□ner Addre□□2: No□repor□ed
O□ner □elep□one: 3104770□2□
Con□a□□Name: NA□□AN □A□A□□AN□
Con□a□□Addre□□: 312□S SE□□L□E□A BL□□
Con□a□□Addre□□2: No□repor□ed
Con□a□□□elep□one: 3104770□2□

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□ear: 2007
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□elep□one: 3104770□2□
□ailin□ Name: No□repor□ed
□ailin□ Addre□□: 312□S SE□□L□E□A
□ailin□ Ci□y,S□,□ip: LOS ANGELES, CA 900340000
Gen Coun□y: Lo□An□ele□
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□S□ Coun□y: 99
□ a□e Ca□e□ory: Aqueou□ □olu□ion □i□□ o□al or□ani□re□idue□le□□□an 10 per□en□
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□ear: 2007
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□elep□one: 3104770□2□
□ailin□ Name: No□repor□ed
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Gen Coun□y: Lo□An□ele□
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□ a□e Ca□e□ory: □ydro□arbon □olven□□ □ben□ene, □e□ane, S□oddard, E□□.□
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□on□: 0.27
□a□ili□y Coun□y: Lo□An□ele□

□ear: 2006
Gepaid: CAL0002□5577
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□elep□one: 3104770□2□
□ailin□ Name: No□repor□ed
□ailin□ Addre□□: 312□ S SE□□L□E□A
□ailin□ Ci□y,S□,□ip: LOS ANGELES, CA 90034
Gen Coun□y: Lo□An□ele□
□S□ E□A I□: N□□00007615□
□S□ Coun□y: 99
□ a□e Ca□e□ory: No□repor□ed
□i□po□al □e□□od: □01
□on□: No□repor□ed
□a□ili□y Coun□y: Lo□An□ele□

□ear: 2005
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□□ **R□T□ A□D □□□□** **RCRA-C□S□□** □□□□□□□□□□
S□ □□□□□**NAT□ONAL □L□D** □**NDS** **CA**□□□□□□□□□□
□□□-□□□ **LOS AN□□L□S, CA** □□□□□
□.□□□ **mi.**
□□□□ **ft.**

Relati□e:
Lo□er

Act□al:
□□□ **ft.**

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□a□e □orm re□eived by a□en□y: 0□20□2010
□a□ili□y name: □I□E AI□ 5456
□a□ili□y addre□□: 11321 NA□IONAL BL□□
LOS ANGELES, CA 90064
E□A I□: CA000022□379
□ailin□ addre□□: 30 □□N□E□ LN
CA□ □ □ILL, □A 17011
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Con□a□□addre□□: 30 □□N□E□ LN
CA□ □ □ILL, □A 17011
Con□a□□□oun□y: □S
Con□a□□□elep□one: 717□730□□225
Con□a□□email: SSCAIA□I□ □I□EAI□.CO□
E□A □e□ion: 09
Cla□□i□i□a□ion: Condi□ionally E□emp□Small □uan□i□y Genera□or
□e□□rip□ion: □andler: □enera□e□100 □□ or le□□ o□□a□ardou□ □a□□e per □alendar mon□□, and a□□umula□e□1000 □□ or le□□ o□□a□ardou□ □a□□e a□any □ime□ or □enera□e□1 □□ or le□□ o□a□u□ely □a□ardou□ □a□□e per □alendar mon□□, and a□□umula□e□a□any □ime: 1 □□ or le□□ o□a□u□ely □a□ardou□ □a□□e□or 100 □□ or le□□ o□any re□idue or □on□amina□ed □oil, □a□□e or o□□er debri□re□ul□in□ □rom □□e □leanup o□a □pill, in□o or on any land or □a□er, o□a□u□ely □a□ardou□ □a□□e□or □enera□e□100 □□ or le□□ o□any re□idue or □on□amina□ed □oil, □a□□e or o□□er debri□re□ul□in□ □rom □□e □leanup o□a □pill, in□o or on any land or □a□er, o□a□u□ely □a□ardou□ □a□□e durin□ any □alendar mon□□, and a□□umula□e□a□any □ime: 1 □□ or le□□ o□a□u□ely □a□ardou□ □a□□e□or 100 □□ or le□□ o□ any re□idue or □on□amina□ed □oil, □a□□e or o□□er debri□re□ul□in□ □rom □□e □leanup o□a □pill, in□o or on any land or □a□er, o□a□u□ely □a□ardou□ □a□□e

O□ner□Opera□or Summary:
O□ner□opera□or name: □I□E AI□ CO□□
O□ner□opera□or addre□□: 30 □□N□E□ LN
CA□ □ □ILL, □A 17011
O□ner□opera□or □oun□y: □S
O□ner□opera□or □elep□one: 717□730□□225
Le□al □a□u□: □riva□e
O□ner□Opera□or □ype: Opera□or
O□ner□Op □ar□da□e: 09□01□1962
O□ner□Op end da□e: No□repor□ed

O□ner□opera□or name: □I□E AI□ CO□□
O□ner□opera□or addre□□: 30 □□N□E□ LN

R□T□ A□D □□□□ □Contin□ed□ □□□□□□□□□□

CA□ □ □ILL, □A 17011
O□ner□opera□or □oun□ry: □S
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Le□al □a□u□: □riva□e
O□ner□Opera□or □ype: O□ner
O□ner□Op □ar□da□e: 09□01□1962
O□ner□Op end da□e: No□repor□ed

□andler A□ivi□e□ Summary:
□.S. impor□er o□□a□ardou□ □a□e: No
□i□ed □a□e □□a□ and radioa□ive□: No
□e□y□ler o□□a□ardou□ □a□e: No
□ran□por□er o□□a□ardou□ □a□e: No
□rea□er, □orer or di□po□er o□□□ : No
□nder□round in□e□ion a□ivi□y: No
On□i□e burner e□emp□ion: No
□urna□e e□emp□ion: No
□□ed oil □uel burner: No
□□ed oil pro□e□□or: No
□□er oil re□iner: No
□□ed oil □uel mar□e□er □o burner: No
□□ed oil Spe□i□i□a□ion mar□e□er: No
□□ed oil □ran□□er □a□ili□y: No
□□ed oil □ran□por□er: No

□i□ori□al Genera□or□:
□a□e □orm re□eived by a□en□y: 07□25□1997
□a□ili□y name: □I□E AI□ 5456
Si□e name: □I□E AI□ NO 5456
Cla□□i□i□a□ion: Small □uan□i□y Genera□or

□a□ardou□□ a□e Summary:
□ a□e □ode: □001
□ a□e name: IGNI□ABLE □A□A□□O□S □ AS□ES A□E □□OSE □ AS□ES □ □IC□ □A□E A □LAS□□OIN□ O□ LESS □□AN 140 □EG□EES □A□□EN□EI□ AS □E□E□□INE□ B□ A □ENS□□□□A□□ENS CLOSE□ C□□ □LAS□ □OIN□ □ES□E□. ANO□□E□ □E□□O□ O□ □E□E□□INING □□E □LAS□ □OIN□ O□ A □ AS□E IS □O □E□IE□ □□E □A□E□IAL SA□E□□ □A□A S□EE□, □ □IC□ CAN BE OB□AINE□ □□O□ □□E □AN□□AC□□□E□ O□ □IS□□IB□□O□ O□ □□E □A□E□IAL. LAC□□E□ □□INNE□ IS AN E□A□ □LE O□ A CO□ □ONL□ □SE□ SOL□EN□ □ □IC□ □ O□L□ BE CONSI□E□E□ AS IGNI□ABLE □A□A□□O□S □ AS□E.

□ a□e □ode: □002
□ a□e name: A □ AS□E □ □IC□ □AS A □□ O□ LESS □□AN 2 O□ G□EA□E□ □□AN 12.5 IS CONSI□E□E□ □O BE A CO□□OSI□E □A□A□□O□S □ AS□E. SO□I□□ □□□□O□I□E, A CA□S□IC SOL□□ION □ I□□ A □IG□ □□, IS O□□EN □SE□ B□ IN□□S□□IES □O CLEAN O□ □EG□EASE □A□□S. □□□□OC□LO□IC ACI□, A SOL□□ION □ I□□ A LO□ □□, IS □SE□ B□ □AN□ IN□□S□□IES □O CLEAN □E□AL □A□□S □□IO□ □O □AIN□ING. □ □EN □□ESE CA□S□IC O□ ACI□ SOL□□IONS BECO□E CON□A□INA□E□ AN□ □□S□ BE □IS□OSE□, □□E □ AS□E □ O□L□ BE A CO□□OSI□E □A□A□□O□S □ AS□E.

□ a□e □ode: □005
□ a□e name: BA□I□□

□ a□e □ode: □006
□ a□e name: CA□□I□□

R□T□ A□D □□□□ □Contin□ed□ □□□□□□□□□□□

□ a□e □ode: □007
□ a□e name: C□□O□I□□

□ a□e □ode: □00□
□ a□e name: LEA□

□ a□e □ode: □016
□ a□e name: 2,4□□

□ a□e □ode: □035
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□ a□e □ode: □002
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□ a□e name: □E□□ANE, □IC□LO□O□

□ a□e □ode: □160
□ a□e name: 2□B□□ANONE, □E□O□I□E □□,□□

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Environmen□al In□ere□□□In□orma□ion Sy□em
□C□AIn□o i□a na□ional in□orma□ion □y□em □a□□uppor□□ □□e □e□our□e Con□erva□ion and □e□overy A□□□□C□A□pro□ram □□rou□□ □□e □ra□□in□o□ even□□ and a□ivi□ie□rela□ed □o □a□ili□ie□ □□a□□enera□e, □ran□por□, and □rea□, □ore, or di□po□e o□□a□ardou□□a□e. □C□AIn□o allo□□□C□A pro□ram □a□□o □ra□□ □□e no□i□i□a□ion, permi□, □omplian□e, and □orre□□ive a□ion a□ivi□ie□required under □C□A.

□□□ **CALTRANS □ □STDAL□ L□TOP.** **S□ □L□ S□□□□□□□□□**
NN□ □□□□ **SO□T□ S□P□L□□DA □L□D.** **N□A**
□□□-□□□ **LOS AN□ □L□S □C□T□□, CA**
□.□□□ **mi.**
□□□□ **ft.** **Site □ of □ in cl□ster □**

Relati□e: **□igher**

Act□al: **□□□ ft.**

S□ □L□ □S□ IS□
□e□ion: S□A□E
□a□ili□y I□: 19□A□□1239
La□Lon□: 34.0307000 □□11□.431□
O□ner Name: Cali□ornia □ep□.o□□ran□por□a□ion
O□ner □elep□one: 213□971913
O□ner Addre□□: No□repor□ed
O□ner Addre□□2: 100 S. □ain S□ree□
O□ner Ci□y,S□,□ip: Lo□An□ele□, CA 90012
Opera□or: Cal□ran□□□i□ri□□7, □ e□□□e□ion
Opera□or □□one: No□repor□ed
Opera□or Addre□□: □ame□□lo□er
Opera□or Addre□□2: 2723 Sou□□ Speulevda Blvd.
Opera□or Ci□y,S□,□ip: Lo□An□ele□, CA 90064□390□
Opera□or□□S□a□u□: A□ive
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CALTRANS □ □STDAL□ L□TOP. □Contin□ed□ **S□□□□□□□□□□**

□ermi□S□a□u□:	No□i□i□a□ion
□ermi□ed A□rea□e:	4
A□ivi□y:	Limi□ed □olume □ran□er Opera□ion
□e□ula□ion S□a□u□:	No□i□i□a□ion
Landu□e Name:	Indu□□rial,Commer□ial
GIS Sour□e:	□ap
Ca□e□ory:	□ran□er□□ro□e□□in□
□ni□Number:	01
In□pe□ion □requen□y:	□uar□erly
A□□□e□ed □a□e:	Con□ru□ion□demoli□ion,Green □a□erial□,Iner□,□i□ed muni□ipal
Clo□ure □a□e:	No□repor□ed
Clo□ure □ype:	No□repor□ed
□i□po□al A□rea□e:	No□repor□ed
S□ IS Num:	19□A□□1239
□ a□e □i□□□ar□e □equiremen□Num:	No□repor□ed
□ro□ram □ype:	No□repor□ed
□ermi□ed □□rou□□pu□□i□□ □ni□□:	60
A□□ual □□rou□□pu□□i□□ □ni□□:	Cu □ard□day
□ermi□ed Capa□i□y □i□□ □ni□□:	15000
□emainin□ Capa□i□y:	No□repor□ed
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□□□ □ □STDAL□ □ST □ST □□□□□□□□□□
NN□ □□□□ **S S□P□L□□DA □L□D** **N□A**
□□□-□□□ **LOS AN□ □L□S, CA** □□□□□
□.□□□ **mi.**
□□□□ **ft.** **Site □of □in cl□ster □**

Relati□e: □igher

Act□al: □□□ ft.

□IS□ □S□:

□e□ion:	S□A□E
□a□ili□y I□:	0000006□100
□a□ili□y □ype:	No□repor□ed
O□□er □ype:	No□repor□ed
□o□al □an□:	0003
Con□a□□Name:	No□repor□ed
□elep□one:	2134792762
O□ner Name:	CALI□ □E□□ O□ □□ANS□O□□A□ION
O□ner Addre□□:	1120 N S□□EE□
O□ner Ci□y,S□,□ip:	SAC□A□ EN□O, CA 95□14

□an□Num:	001
Con□ainer Num:	0000000001
□ear In□alled:	1966
□an□Capa□i□y:	00001000
□an□□□ed □or:	□□O□□C□
□ype o□□uel:	□IESEL
□an□Con□ru□ion:	No□repor□ed
Lea□ □□e□e□ion:	No□repor□ed

□an□Num:	002
Con□ainer Num:	0000000002
□ear In□alled:	1960
□an□Capa□i□y:	00002000
□an□□□ed □or:	□□O□□C□
□ype o□□uel:	□NLEA□E□
□an□Con□ru□ion:	No□repor□ed
Lea□ □□e□e□ion:	No□repor□ed

Si□e

□a□aba□e□□□

□ □**STDAL□ □Contin□ed□**

□□□□□□□□□□

□an□Num: 003
Con□ainer Num: 0000000003
□ear In□alled: 197□
□an□Capa□i□y: 00010000
□an□□□ed □or: □□O□□C□
□ype o□□uel: □NLEA□E□
□an□Con□ru□tion: No□repor□ed
Lea□ □e□e□tion: No□repor□ed

□□□ **CA□TRA□S □ □STDAL□ MA□NT STN.**
NN□ □□□□ **S S□P□L□□DA □L□D**
□□□-□□□ **LOS AN□ □L□S, CA** □□□□□
□.□□□ **mi.**
□□□□ **ft.**

□**ST** □□□□□□□□□□
S□ □□PS □ST **N□A**
□AZN□T

Site □ of □ in cl□ster □

Relati□e: □igher

Act□al: □□□ ft.

□S□:
□a□ili□y I□: 6742
La□i□ude: 34.0310□
Lon□i□ude: □11□.43094

S□ EE□S □S□:
S□a□u□: No□repor□ed
Comp Number: 3660
Number: No□repor□ed
Board O□Equali□a□ion: 44□013177
□e□□a□e: No□repor□ed
A□□□a□e: No□repor□ed
Crea□ed □a□e: No□repor□ed
□an□S□a□u□: No□repor□ed
O□ner □an□Id: No□repor□ed
S□r□b □an□Id: 19□050□003660□000001
A□v□□a□e: No□repor□ed
Capa□i□y: 1000
□an□□□e: □.□. □□EL
S□□: □□O□□C□
Con□en□: □IESEL
Number O□□an□□: 3

S□a□u□: No□repor□ed
Comp Number: 3660
Number: No□repor□ed
Board O□Equali□a□ion: 44□013177
□e□□a□e: No□repor□ed
A□□□a□e: No□repor□ed
Crea□ed □a□e: No□repor□ed
□an□S□a□u□: No□repor□ed
O□ner □an□Id: No□repor□ed
S□r□b □an□Id: 19□050□003660□000002
A□v□□a□e: No□repor□ed
Capa□i□y: 2000
□an□□□e: □.□. □□EL
S□□: □□O□□C□
Con□en□: □EG □NLEA□E□
Number O□□an□□: No□repor□ed

S□a□u□: No□repor□ed
Comp Number: 3660

CA□TRA□S □ □STDAL□ MA□NT STN. □Contin□ed□ □□□□□□□□□□

Number: No□repor□ed
Board O□Equali□a□ion: 44□013177
□e□□a□e: No□repor□ed
A□□□a□e: No□repor□ed
Crea□ed □a□e: No□repor□ed
□an□S□a□u□: No□repor□ed
O□ner □an□Id: No□repor□ed
S□r□b □an□Id: 19□050□003660□000003
A□v□ □a□e: No□repor□ed
Capa□i□y: 10000
□an□□□e: □.□. □□EL
S□□: □□O□□C□
Con□en□: □EG □NLEA□E□
Number O□□an□□: No□repor□ed

S□a□u□: A
Comp Number: 3660
Number: 6
Board O□Equali□a□ion: 44□013177
□e□□a□e: 07□30□93
A□□□a□e: 07□30□93
Crea□ed □a□e: 02□29□□□
□an□S□a□u□: No□repor□ed
O□ner □an□Id: No□repor□ed
S□r□b □an□Id: No□repor□ed
A□v□ □a□e: No□repor□ed
Capa□i□y: No□repor□ed
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Con□en□: No□repor□ed
Number O□□an□□: No□repor□ed

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□ear: 2010
Gepaid: CA□9□2504060
Con□a□□: □ ILLIA□ □E□ALES
□elep□one: 213620332□
□ailin□ Name: No□repor□ed
□ailin□ Addre□□: 100 S □AIN S□ □S□3
□ailin□ Ci□y,S□,□ip: LOS ANGELES, CA 900120000
Gen Coun□y: No□repor□ed
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□i□po□al □e□□od: S□O□AGE, B□L□ING, AN□ O□ □□ANS□E□ O□□ SI□E□NO □□EA□□ EN□□□EO□E□□
□□010□□129□O□ □□131□□135□
□on□: 0.021
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□on□: 0.0□4
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□elep□one: 213620332□
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Gen Coun□y: No□repor□ed
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□on□: 0.623
□a□ili□y Coun□y: Lo□An□ele□

□ear: 2010
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□elep□one: 213620332□
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□on□: 0.021
□a□ili□y Coun□y: Lo□An□ele□

□ear: 2010
Gepaid: CA□9□2504060
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□elep□one: 213620332□
□ailin□ Name: No□repor□ed
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□ailin□ Ci□y,S□,□ip: LOS ANGELES, CA 900120000
Gen Coun□y: No□repor□ed
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□on□: 0.0□4
□a□ili□y Coun□y: Lo□An□ele□

CA□TRA□S □ □STDAL□ MA□NT STN. □Contin□ed□

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Cli□□□i□□yperlin□ □□ile vie□in□ on your □ompu□er □o a□□e□□
25 addi□ional CA□□A□NE□: re□ord□□□in □□e E□□ Si□e □epor□.

□□□ **NN□** □□□-□□□ □.□□□ **mi.** □□□□ **ft.**

Relati□e: □igher

Act□al: □□□ ft.

□ □STDAL□ MA□NT STA
□□□□ S S□P□L□□DA
LOS AN□ □L□S, CA □□□□□

Site □of □in cl□ster □

RCRA-S□ □
□ST CORT□S□
L□ST
□N□

□□□□□□□□□□□
CAD□□□□□□□□□□

□C□A□S□G:

□a□e □orm re□eived by a□en□y:	09□01□1996
□a□ili□y name:	□ ES□□ALE □AIN□ S□A
□a□ili□y addre□□:	2723 S SE□□L□E□A LOS ANGELES, CA 90064
E□A I□:	CA□9□2504060
□ailin□ addre□□:	120 S S□□ING S□ LOS ANGELES, CA 90012
Con□a□□:	No□repor□ed
Con□a□□addre□□:	No□repor□ed No□repor□ed
Con□a□□□oun□ry:	No□repor□ed
Con□a□□elep□one:	No□repor□ed
Con□a□□email:	No□repor□ed
E□A □e□ion:	09
Cla□□i□i□a□ion:	Small Small □uan□i□y Genera□or
□e□□rip□ion:	□andler: □enera□e□more □an 100 and le□□ □an 1000 □□ o□□a□ardou□ □a□e durin□ any □alendar mon□□ and a□□umula□e□le□□ □an 6000 □□ o□ □a□ardou□ □a□e a□any □ime□or □enera□e□100 □□ or le□□o□□a□ardou□ □a□e durin□ any □alendar mon□□, and a□□umula□e□more □an 1000 □□ o□ □a□ardou□ □a□e a□any □ime

O□ner□Opera□or Summary:

O□ner□opera□or name:	NO□ □E□ □I□E□
O□ner□opera□or addre□□:	NO□ □E□ □I□E□ NO□ □E□ □I□E□, □E 99999
O□ner□opera□or □oun□ry:	No□repor□ed
O□ner□opera□or □elep□one:	□415□555□1212
Le□al □a□u□:	S□a□e
O□ner□Opera□or □ype:	Opera□or
O□ner□Op □ar□da□e:	No□repor□ed
O□ner□Op end da□e:	No□repor□ed

O□ner□opera□or name:	CAL□□ANS
O□ner□opera□or addre□□:	NO□ □E□ □I□E□ NO□ □E□ □I□E□, □E 99999
O□ner□opera□or □oun□ry:	No□repor□ed
O□ner□opera□or □elep□one:	□415□555□1212
Le□al □a□u□:	S□a□e
O□ner□Opera□or □ype:	O□ner
O□ner□Op □ar□da□e:	No□repor□ed
O□ner□Op end da□e:	No□repor□ed

□andler A□ivi□ie□ Summary:

□.S. impor□er o□□a□ardou□ □a□e:	No
□i□ed □a□e □a□ and radioa□ive:	No
□e□y□ler o□□a□ardou□ □a□e:	No
□ran□por□er o□□a□ardou□ □a□e:	No

□ □**STDAL□ MA□NT STA □Contin□ed□** □□□□□□□□□□

□rea□er, □orer or di□po□er o□□□ :	No
□nder□round in□e□□ion a□ivi□y:	No
On□□i□e burner e□emp□ion:	No
□urna□e e□emp□ion:	No
□□ed oil □uel burner:	No
□□ed oil pro□e□□or:	No
□□er oil re□iner:	No
□□ed oil □uel mar□e□er □o burner:	No
□□ed oil Spe□i□i□a□ion mar□e□er:	No
□□ed oil □ran□□er □a□ili□y:	No
□□ed oil □ran□por□er:	No

□i□ori□al Genera□or□:

□a□e □orm re□eived by a□en□y:	09□01□1996
□a□ili□y name:	□ ES□□ALE □AIN□ S□A
Cla□□i□i□a□ion:	Small □uan□i□y Genera□or

□a□e □orm re□eived by a□en□y:	11□27□19□9
□a□ili□y name:	□ ES□□ALE □AIN□ S□A
Cla□□i□i□a□ion:	Lar□e □uan□i□y Genera□or

□iola□ion S□a□u□: No viola□ion□ □ound

CO□□ESE:

□e□ion:	CO□□ESE
□a□ili□y Coun□y Code:	19
□e□ By:	L□N□A
□e□ Id:	900640261□

□e□ion:	CO□□ESE
□a□ili□y Coun□y Code:	19
□e□ By:	L□N□A
□e□ Id:	900640261

L□S□ □EG 4:

□e□ion:	4	
□e□ional Board:	04	
Coun□y:	Lo□An□ele□	
□a□ili□y Id:	900640261	
S□a□u□:	Ca□e Clo□ed	
Sub□an□e:	1	
Sub□an□e □uan□i□y:	No□repor□ed	
Lo□al Ca□e No:	No□repor□ed	
Ca□e □ype:	Soil	
Aba□emen□□e□□od □□ed a□□□e Si□e:		No□repor□ed
Global I□:	□0603701173	
□ Global I□:	No□repor□ed	
S□a□□:	□N□	
Lo□al A□en□y:	19050	
Cro□□S□ree□:	SA□□IS A□E	
En□or□emen□□ype:	No□repor□ed	
□a□e Lea□ □i□□overed:	No□repor□ed	
□a□e Lea□ □ir□□□epor□ed:		3□19□1997
□a□e Lea□ □e□ord En□ered:	3□27□1997	
□a□e Con□rma□ion Be□an:	No□repor□ed	
□a□e Lea□ S□opped:	No□repor□ed	
□a□e Ca□e La□□C□an□ed on □a□aba□e:		4□4□2000

□ □**STDAL□ MA□NT STA □Contin□ed□** □□□□□□□□□□

□a□e □□e Ca□e □a□ Clo□ed:		6□27□1997
□o□ Lea□ □i□□overed:	No□repor□ed	
□o□ Lea□ S□opped:	No□repor□ed	
Cau□e o□Lea□:	No□repor□ed	
Lea□ Sour□e:	No□repor□ed	
Opera□or:	No□repor□ed	
□ a□er Sy□em:	No□repor□ed	
□ ell Name:	No□repor□ed	
Appro□. □i□□□o □rodu□ion □ ell □□□:		5639.69373□299□31570425263460□
Sour□e o□Cleanup □undin□:		No□repor□ed
□reliminary Si□e A□□e□□men□□ or□plan Submi□□ed:		No□repor□ed
□reliminary Si□e A□□e□□men□Be□an:		No□repor□ed
□ollu□ion C□ara□eri□a□ion Be□an:		No□repor□ed
□emedia□ion □lan Submi□ed:		No□repor□ed
□emedial A□□ion □nder□ay:		No□repor□ed
□o□□□emedial A□□ion □oni□orin□ Be□an:		No□repor□ed
En□or□emen□A□□ion □a□e:		No□repor□ed
□i□□ori□al □a□□□BE □a□e:		No□repor□ed
□i□□□ a□□□BE Con□in Ground□a□er:		No□repor□ed
□i□□□ a□□□BE Con□in Soil:		No□repor□ed
Si□ni□i□an□In□erim □emedial A□□ion □a□en:		No□repor□ed
G□ □uali□ier:	No□repor□ed	
Soil □uali□ier:	No□repor□ed	
Or□ani□a□ion:	No□repor□ed	
O□ner Con□a□:	No□repor□ed	
□e□pon□ible □ar□y:	□O□	
□□ Addre□□:	120 S. S□□ING S□., LOS ANGELES, CA 90012	
□ro□ram:	L□S□	
La□Lon□:	34.0307□64 □□1	
Lo□al A□en□y S□a□□:	□E□	
Bene□i□ial □□e:	No□repor□ed	
□rio□i□y:	□BE	
Cleanup □und Id:	No□repor□ed	
Su□pended:	No□repor□ed	
A□□ined Name:	No□repor□ed	
Summary:	□12□97 □ O□□ □I□EC□I□E S□I□□LA□E□ □□E □A□E O□ 9□□97. □ E G□AN□E□ AN E□□ENSION □ILL 9□29□97. □4□4□00 G□ IN□ES□IGA□ION □ □ONI□O□ING □□□	

EN□:

□e□ion:	4
□a□ili□y Id:	27375□
A□en□y Name:	CA □ep□o□□ran□por□a□ion □i□ri□□7
□la□e □ype:	□a□ili□y
□la□e Sub□ype:	No□repor□ed
□a□ili□y □ype:	All o□□er □a□ili□ie□
A□en□y □ype:	S□a□e A□en□y
□ O□A□en□ie□:	1
□la□e La□i□ude:	34.0310□4
□la□e Lon□i□ude:	□11□.43093
SIC Code 1:	No□repor□ed
SIC □e□□1:	No□repor□ed
SIC Code 2:	No□repor□ed
SIC □e□□2:	No□repor□ed
SIC Code 3:	No□repor□ed
SIC □e□□3:	No□repor□ed
NAICS Code 1:	No□repor□ed
NAICS □e□□1:	No□repor□ed

□ □**STDAL□ MA□NT STA □Contin□ed□**

NAICS Code 2:	No□repor□ed
NAICS □e□□2:	No□repor□ed
NAICS Code 3:	No□repor□ed
NAICS □e□□3:	No□repor□ed
□O□□la□e□:	1
Sour□e O□□a□ili□y:	□e□ □ea□
□e□i□n □lo□:	No□repor□ed
□□rea□□o □ a□er □uali□y:	No□repor□ed
Comple□i□y:	No□repor□ed
□re□rea□men□:	No□repor□ed
□a□ili□y □ a□□e □ype:	No□repor□ed
□a□ili□y □ a□□e □ype 2:	No□repor□ed
□a□ili□y □ a□□e □ype 3:	No□repor□ed
□a□ili□y □ a□□e □ype 4:	No□repor□ed
□ro□ram:	□AN□S
□O□□ro□ram□:	1
□ □I□:	900640261□
□e□ □ea□ure Id:	16□940
□e□ □ea□ure □ype:	□nre□ula□ed
□e□ion:	4
Order □:	No□repor□ed
Npde□□ CA□:	No□repor□ed
□a□or□□inor:	No□repor□ed
Npde□ □ype:	No□repor□ed
□e□lama□ion:	No□repor□ed
□red□e □ill □ee:	No□repor□ed
301□:	No□repor□ed
Appli□a□ion □ee Am□□e□eived:	No□repor□ed
S□a□u□:	A□□ive
S□a□u□ □a□e:	06□17□2005
E□□e□□ive □a□e:	No□repor□ed
E□pira□ion□□evie□ □a□e:	No□repor□ed
□ermina□ion □a□e:	No□repor□ed
□ □□ □evie□ □Amend:	No□repor□ed
□ □□ □evie□ □□evi□e□□ene□:	No□repor□ed
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□ □□ □evie□ □No A□ion □equired:	No□repor□ed
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□ □□ □evie□ □□lanned:	No□repor□ed
S□a□u□ Enrollee:	N
Individual□General:	No□repor□ed
□ee Code:	No□repor□ed
□ire□ion□□oi□e:	□a□□ive
En□or□emen□Id□EI□□:	23□636
□e□ion:	4
Order □□e□olu□ion Number:	NO□
En□or□emen□A□ion □ype:	No□i□e o□□iola□ion
E□□e□□ive □a□e:	09□27□2001
Adop□ion□I□□uan□e □a□e:	No□repor□ed
A□□ieve □a□e:	No□repor□ed
□ermina□ion □a□e:	09□27□2001
ACL I□□uan□e □a□e:	No□repor□ed
E□L I□□uan□e □a□e:	No□repor□ed
S□a□u□:	□i□ori□al
□i□le:	En□or□emen□□900640261□
□e□□rip□ion:	No□i□e o□□iola□ion □en□9□27□01 □or overdue 2□01 □round□a□er moni□orin□ repor□.

□ □**STDAL□ MA□NT STA □Contin□ed□**

□ro□ram:	□AN□S
La□e□□□ ile□one Comple□ion □a□e:	No□repor□ed
□ O□□ro□ram□1:	1
□o□al A□□e□□men□Amoun□:	0
Ini□ial A□□e□□ed Amoun□:	0
Liabili□y □Amoun□:	0
□ro□e□□□ Amoun□:	0
Liabili□y □ □aid:	0
□ro□e□□□ Comple□ed:	0
□o□al □ □aid□Comple□ed Amoun□:	0

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□.□□□ **mi.**
□□□□ **ft.**

CALTRANS □ □STDAL□ MA□NT□NANC□
□□□□ **S□P□L□□DA □L□D S**
LOS AN□ □L□S, CA □□□□□

L□ST S□□□□□□□□□
N□A

Site □of □in cl□ster □

Relati□e:
□igher

Act□al:
□□□ ft.

L□S□:

□e□ion:	S□A□E
Global Id:	□0603701174
La□i□ude:	34.0307□64
Lon□i□ude:	□11□430919
Ca□e □ype:	L□S□ Cleanup Si□e
S□a□u□:	Comple□ed □Ca□e Clo□ed
S□a□u□ □a□e:	04□20□2004
Lead A□en□y:	LOS ANGELES □□ □CB □□EGION 4□
Ca□e □or□er:	□□
Lo□al A□en□y:	LOS ANGELES, CI□□ O□
□B Ca□e Number:	900640261□
LOC Ca□e Number:	No□repor□ed
□ile Lo□a□ion:	No□repor□ed
□o□en□ial □edia A□e□□:	Aqui□er u□ed □or drin□in□ □a□er □upply
□o□en□ial Con□aminan□□o□Con□ern:	□Solven□□
Si□e □i□□ory:	No□repor□ed

Cli□□ □ere □o a□□e□□ □□e Cali□ornia Geo□ra□□er re□ord□ □or □□i□ □a□ili□y:

L□S□:

Global Id:	□0603701174
Con□a□□□ype:	Lo□al A□en□y Ca□e□or□er
Con□a□□Name:	□B□
Or□ani□a□ion Name:	LOS ANGELES, CI□□ O□
Addre□□:	200 N. □AIN S□. □□. 970
Ci□y:	LOS ANGELES
Email:	No□repor□ed
□□one Number:	21397□3722

Global Id:	□0603701174
Con□a□□□ype:	□e□ional Board Ca□e□or□er
Con□a□□Name:	□A□ □□ANG
Or□ani□a□ion Name:	LOS ANGELES □□ □CB □□EGION 4□
Addre□□:	320 □ ES□ 4□□ S□□EE□, S□I□E 200
Ci□y:	LOS ANGELES
Email:	□uan□□ □a□erboard□.□a.□ov
□□one Number:	2135766711

L□S□:

Global Id:	□0603701174

Si□e

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CALTRANS □ □STDAL□ MA□NT□NANC□ □Contin□ed□

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A□ion □ype:	EN□O□CE□EN□
□a□e:	09□27□2001
A□ion:	S□a□□Le□er
Global Id:	□0603701174
A□ion □ype:	EN□O□CE□EN□
□a□e:	04□10□2003
A□ion:	S□a□□Le□er
Global Id:	□0603701174
A□ion □ype:	□ES□ONSE
□a□e:	04□15□2003
A□ion:	□oni□orin□ □epor□□□uar□erly
Global Id:	□0603701174
A□ion □ype:	□ES□ONSE
□a□e:	07□15□2003
A□ion:	□oni□orin□ □epor□□□uar□erly
Global Id:	□0603701174
A□ion □ype:	O□□er
□a□e:	01□01□1950
A□ion:	Lea□ □i□□overy
Global Id:	□0603701174
A□ion □ype:	EN□O□CE□EN□
□a□e:	04□20□2004
A□ion:	Clo□ure□No □ur□□er A□□ion Le□□er
Global Id:	□0603701174
A□ion □ype:	EN□O□CE□EN□
□a□e:	01□21□2004
A□ion:	Si□e □i□□□In□pe□□ion □Samplin□
Global Id:	□0603701174
A□ion □ype:	□ES□ONSE
□a□e:	01□15□2004
A□ion:	□oni□orin□ □epor□□□uar□erly
Global Id:	□0603701174
A□ion □ype:	O□□er
□a□e:	01□01□1950
A□ion:	Lea□ □epor□ed

□e□ion:	S□A□E
Global Id:	□0603701173
La□i□ude:	34.0309027
Lon□i□ude:	□11□.430□219
Ca□e □ype:	L□S□ Cleanup Si□e
S□a□u□:	Comple□ed □Ca□e Clo□ed
S□a□u□ □a□e:	06□27□1997
Lead A□en□y:	LOS ANGELES, CI□□ O□
Ca□e □ or□er:	EL
Lo□al A□en□y:	LOS ANGELES, CI□□ O□
□B Ca□e Number:	900640261
LOC Ca□e Number:	No□repor□ed

CALTRANS □ □STDAL□ MA□NT□NANC□ □Contin□ed□ **S□□□□□□□□□**

□ile Lo□a□ion: No□repor□ed
□o□en□ial □edia A□e□: Soil
□o□en□ial Con□aminan□□o□Con□ern: Avia□ion
Si□e □i□ory: No□repor□ed

Cli□□ □ere □o a□□e□□ □□e Cali□ornia Geo□ra□□er re□ord□ □or □□i□ □a□ili□y:

L□S□:
Global Id: □0603701173
Con□a□□□ype: Lo□al A□en□y Ca□e□or□er
Con□a□□Name: ELO□ L□NA
Or□ani□a□ion Name: LOS ANGELES, CI□□ O□
Addre□□: 200 Nor□□ □ain S□ree□, Sui□e 17□0
Ci□y: LOS ANGELES
Email: eloy.luna□ la□i□y.or□
□□one Number: No□repor□ed

Global Id: □0603701173
Con□a□□□ype: □e□ional Board Ca□e□or□er
Con□a□□Name: □□E □ONG
Or□ani□a□ion Name: LOS ANGELES □□ □CB □□EGION 4□
Addre□□: 320 □ . 4□□ S□., S□I□E 200
Ci□y: Lo□An□ele□
Email: yron□□ □a□erboard□.□a.□ov
□□one Number: No□repor□ed

L□S□:
Global Id: □0603701173
A□ion □ype: O□□er
□a□e: 01□01□1950
A□ion: Lea□ □epor□ed

L□S□ □EG 4:
□e□ion: 4
□e□ional Board: 04
Coun□y: Lo□An□ele□
□a□ili□y Id: 900640261□
S□a□u□: Ca□e Clo□ed
Sub□an□e: Solven□□
Sub□an□e □uan□i□y: No□repor□ed
Lo□al Ca□e No: No□repor□ed
Ca□e □ype: Ground□a□er
Aba□emen□□e□□od □□ed a□□□e Si□e: No□repor□ed
Global I□: □0603701174
□ Global I□: No□repor□ed
S□a□□: □□
Lo□al A□en□y: 19050
Cro□□S□ree□: SA□□IS A□E
En□or□emen□□ype: CLOS
□a□e Lea□ □i□□overed: 3□19□1997
□a□e Lea□ □ir□□□epor□ed: 3□19□1997
□a□e Lea□ □e□ord En□ered: 10□31□1997
□a□e Con□irma□ion Be□an: 10□30□1997
□a□e Lea□ S□opped: No□repor□ed
□a□e Ca□e La□□C□an□ed on □a□aba□e: 1□15□2002
□a□e □□e Ca□e □a□ Clo□ed: 4□20□2004

CALTRANS W □**STDAL**□ **MA**□**NT**□**NANC**□ (**Contin**□**ed**) **S**103437936

How Lea□ i□□overed:	No□repor□ed
How Lea□ S□opped:	No□repor□ed
Cau□e o□Lea□:	UNK
Lea□ Sour□e:	UNK
Opera□or:	No□repor□ed
w a□er Sy□em:	No□repor□ed
w ell Name:	No□repor□ed
Appro□. Dist □o □rodu□ion w ell (□)	5639.693738299831570425263460 8
Sour□e o□Cleanup □undin□:	UNK
□reliminary Si□e A□□e□□men□ w or□plan Submi□□ed:	6□19/□997
□reliminary Si□e A□□e□□men□ Be□an:	7□5/□997
□ollu□ion C□ara□□eri□a□ion Be□an:	9□1□2000
□emedia□ion □lan Submi□□ed:	No□repor□ed
□emedial A□□ion □nder□ay:	No□repor□ed
Post □emedial A□□ion □oni□orin□ Be□an:	No□repor□ed
En□or□emen□ A□□ion □a□e:	No□repor□ed
□i□ori□al Max □□BE □a□e:	2□1□2000
Hist Max □□BE Con□in Ground□a□er:	9.2
Hist Max □□BE Con□in Soil:	.064
Si□ni□i□an□ In□erim □emedial A□□ion □a□en:	Yes
G□ □uali□ier:	No□repor□ed
Soil □uali□ier:	No□repor□ed
Or□ani□a□ion:	No□repor□ed
O□ner Con□a□:	No□repor□ed
□e□pon□ible □ar□y:	ALI NILI
RP Addre□□:	120 S. S□□ING S□.
□ro□ram:	L□S□
La□Lon□:	34.0307853 4 / -1
Lo□al A□en□y S□a□□:	PEJ
Bene□i□ial Us□:	No□repor□ed
□rior□y:	No□repor□ed
Cleanup □und Id:	No□repor□ed
Su□pended:	No□repor□ed
A□□□ined Name:	No□repor□ed
Summary:	6□9□00 G□ □ON AN□ SA□ □LING RPT; 10/□1□00 3RD QTR G□ □ON RPT 2000

23
S□
1□□-1/2
0.283 **mi.**
1494 **ft.**

TOMRA PAC□□□C □NC
11361 **NAT□ONAL □L□D**
LOS AN□□L□S, CA 90064

S□ RC□ **S**107138144
□AZN□T **N□A**

Relati□e:
Lo□er

Act□al:
126 **ft.**

S□ RCY:

□a□ili□ □□one Number:	□951) 520□1700
w □e□□er □□e □a□ili□ I□Grand□a□□ered:	N
E□e□□ive □a□e:	03□06/□999
□ural:	N
A□O□:	12□12□2011
□ar□y Number:	24664

□A□NE□:

□ear:	2010
Gepaid:	CAL000320925
Con□a□:	□eli□□a □ena
□elep□one:	310 8□44016
□ailin□ Name:	No□repor□ed
□ailin□ Addre□□:	1100 w A□□ESIA BL□□

TOMRA PAC□□C □NC □Contin□ed□ **S□□□□□□□□□**

□ailin□ Ci□y,S□,□ip: CO□ □□ON, CA 902200000
Gen Coun□y: No□repor□ed
□S□ E□A I□: A□C950□23111
□S□ Coun□y: No□repor□ed
□ a□e Ca□e□ory: A□be□o□ □on□ainin□ □a□e
□i□po□al □e□□od: LAN□□ILL O□ S□□□ACE I□ □O□N□□EN□ □□A□ □ ILL BE CLOSE□ AS LAN□□ILL□□O INCL□□E ON□SI□E □□EA□□ EN□ AN□□O□ S□ABILI□A□ION□
□on□: 26
□a□ili□y Coun□y: Lo□An□ele□

□ear: 2010
Gepaid: CAL000320925
Con□a□□: □eli□□a □ena
□elep□one: 310□□44016
□ailin□ Name: No□repor□ed
□ailin□ Addre□□: 1100 □ A□□ESIA BL□□
□ailin□ Ci□y,S□,□ip: CO□ □□ON, CA 902200000
Gen Coun□y: No□repor□ed
□S□ E□A I□: CA□00□364432
□S□ Coun□y: No□repor□ed
□ a□e Ca□e□ory: □n□pe□i□ied □olven□mi□ure
□i□po□al □e□□od: □□EL BLEN□ING □□IO□ □O ENE□G□ □ECO□E□□ A□ ANO□□E□ SI□E
□on□: 0.0125
□a□ili□y Coun□y: Lo□An□ele□

□ear: 2010
Gepaid: CAL000320925
Con□a□□: □eli□□a □ena
□elep□one: 310□□44016
□ailin□ Name: No□repor□ed
□ailin□ Addre□□: 1100 □ A□□ESIA BL□□
□ailin□ Ci□y,S□,□ip: CO□ □□ON, CA 902200000
Gen Coun□y: No□repor□ed
□S□ E□A I□: CA□00□364432
□S□ Coun□y: No□repor□ed
□ a□e Ca□e□ory: O□□□pe□i□i□a□ion, a□ed or □urplu□or□ani□□
□i□po□al □e□□od: □□EL BLEN□ING □□IO□ □O ENE□G□ □ECO□E□□ A□ ANO□□E□ SI□E
□on□: 0.001
□a□ili□y Coun□y: Lo□An□ele□

□□ **C□□□RON #□-□□□□** **□ST CORT□S□** **S□□□□□□□□□**
□N□ □□□□□ **NAT□ONAL** **L□ST** **N□A**
□□□-□□□ **LOS AN□□L□S, CA** □□□□□
□.□□□ **mi.**
□□□□ **ft.**

Relati□e: □igher

Act□al: □□□ ft.

CO□□ESE:
□e□ion: CO□□ESE
□a□ili□y Coun□y Code: 19
□e□ By: L□N□A
□e□ Id: 900340170

L□S□:
□e□ion: S□A□E
Global Id: □0603700□67
La□i□ude: 34.0304916
Lon□i□ude: □11□.4212□1□

C□□□RON #□-□□□□ □Contin□ed□ **S□□□□□□□□□**

Ca□e □ype:	L□S□ Cleanup Si□e
S□a□u□:	Comple□ed □Ca□e Clo□ed
S□a□u□ □a□e:	03□30□2004
Lead A□en□y:	LOS ANGELES □□ □CB □□EGION 4□
Ca□e □ or□er:	□□
Lo□al A□en□y:	LOS ANGELES, CI□□ O□
□B Ca□e Number:	900340170
LOC Ca□e Number:	No□repor□ed
□ile Lo□a□ion:	No□repor□ed
□o□en□ial □edia A□e□□:	□ ell u□ed □or drin□in□ □a□er □upply
□o□en□ial Con□aminan□□ o□Con□ern:	Ga□oline
Si□e □i□ory:	No□repor□ed

Cli□□ □ere □o a□□e□□ □□e Cali□ornia Geo□ra□□er re□ord□ □or □□i□ a□ili□y:

L□S□:

Global Id:	□0603700□67
Con□a□□□ype:	□e□ional Board Ca□e□or□er
Con□a□□Name:	□A□ □□ANG
Or□ani□a□ion Name:	LOS ANGELES □□ □CB □□EGION 4□
Addre□□:	320 □ ES□ 4□□ S□□EE□, S□I□E 200
Ci□y:	LOS ANGELES
Email:	□uan□□ □a□erboard□.□a.□ov
□□one Number:	2135766711

Global Id:	□0603700□67
Con□a□□□ype:	Lo□al A□en□y Ca□e□or□er
Con□a□□Name:	ELO□ L□NA
Or□ani□a□ion Name:	LOS ANGELES, CI□□ O□
Addre□□:	200 Nor□□ □ain S□ree□, Sui□e 17□0
Ci□y:	LOS ANGELES
Email:	eloy.luna□ la□i□y.or□
□□one Number:	No□repor□ed

L□S□:

Global Id:	□0603700□67
A□ion □ype:	□ES□ONSE
□a□e:	01□15□2003
A□ion:	□oni□orin□ □epor□□□uar□erly

Global Id:	□0603700□67
A□ion □ype:	□E□E□IA□ION
□a□e:	01□01□1950
A□ion:	E□□ava□e and □i□po□e

Global Id:	□0603700□67
A□ion □ype:	EN□O□CE□EN□
□a□e:	04□10□2003
A□ion:	S□a□□Le□er

Global Id:	□0603700□67
A□ion □ype:	EN□O□CE□EN□
□a□e:	01□01□2002
A□ion:	13267 □equiremen□

Global Id:	□0603700□67
A□ion □ype:	□ES□ONSE

C□□□RON #□-□□□□ □Contin□ed□ **S□□□□□□□□□**

□a□e: 01□15□2004
A□ion: □oni□orin□ □epor□□□uar□erly

Global Id: □0603700□67
A□ion □ype: EN□O□CE□EN□
□a□e: 01□27□2004
A□ion: Si□e □i□i□□In□pe□ion □Samplin□

Global Id: □0603700□67
A□ion □ype: □ES□ONSE
□a□e: 07□15□2004
A□ion: □n□no□n

Global Id: □0603700□67
A□ion □ype: □ES□ONSE
□a□e: 07□15□2003
A□ion: □oni□orin□ □epor□□□uar□erly

Global Id: □0603700□67
A□ion □ype: □ES□ONSE
□a□e: 10□15□2003
A□ion: □oni□orin□ □epor□□□uar□erly

Global Id: □0603700□67
A□ion □ype: □ES□ONSE
□a□e: 04□15□2004
A□ion: □oni□orin□ □epor□□□uar□erly

Global Id: □0603700□67
A□ion □ype: EN□O□CE□EN□
□a□e: 03□30□2004
A□ion: Clo□ure□No □ur□□er A□ion Le□□er

Global Id: □0603700□67
A□ion □ype: □ES□ONSE
□a□e: 10□15□2002
A□ion: □oni□orin□ □epor□□□uar□erly

Global Id: □0603700□67
A□ion □ype: O□□er
□a□e: 01□01□1950
A□ion: Lea□ □epor□ed

Global Id: □0603700□67
A□ion □ype: □ES□ONSE
□a□e: 04□15□2003
A□ion: □oni□orin□ □epor□□□uar□erly

L□S□ □EG 4:
□e□ion: 4
□e□ional Board: 04
Coun□y: Lo□An□ele□
□a□ili□y Id: 900340170
S□a□u□: Ca□e Clo□ed
Sub□an□e: Ga□oline
Sub□an□e □uan□i□y: No□repor□ed

C RON #-2377 (Continued) **S102590759**

Local Case No:	No reported
Case ype:	Spe ii an lea a a on amina ed a pe ii ell u ed or drin in a er
Abatement e od ed a e Si e:	No reported
Global I :	T0603700857
w Global I :	No reported
Sta :	JH
Local A en y:	19050
Cro Stree :	w ES OO BL
En or emen ype:	CLOS
ate Lea i overed:	No reported
ate Lea First eported:	7 / 997
ate Lea e ord En ered:	7 1997
ate Con irma ion Be an:	6/ 9/ 997
ate Lea Stopped:	No reported
ate Ca e La C an ed on aba e:	7 2002
ate e Ca e was Clo ed:	3 30 2004
How Lea i overed:	No reported
How Lea Stopped:	No reported
Cau e o Lea :	No reported
Lea Sour e:	No reported
Opera or:	No reported
w a er Sy em:	No reported
well Name:	No reported
Appro . Dist o rodu ion well ( )	4 39.02544210260355 3553329485
Sour e o Cleanup undin :	No reported
reliminary Si e A e men w or plan Submi ed:	6 19/ 997
reliminary Si e A e men Be an:	7 25/ 997
ollu ion C ara eri a ion Be an:	1 1/ 998
emedia ion lan Submi ed:	No reported
emedial A ion nder ay:	No reported
Post emedial A ion oni orin Be an:	No reported
En or emen A ion a e:	No reported
i ori al Max BE a e:	4 22 2002
Hist Max BE Con in Ground a er:	5.7
Hist Max BE Con in Soil:	.94
Si ni i an In erim emedial A ion a en:	No reported
G ua li ier:	=
Soil ua li ier:	No reported
Or ani a ion:	No reported
O ner Con a :	No reported
e pon ible ar y:	I E BA E
RP Addre :	1300 BEAC BL
ro ram:	L S
La Lon :	34.0304916 / -
Local A en y Sta :	PEJ
Bene i ial Us e:	No reported
ri ori y:	No reported
Cleanup und Id:	No reported
Su pended:	No reported
A ined Name:	No reported
Summary:	4/ 0 00 1S QTR G SA LING RPT; 10 5 00 3RD QTR G ON RPT; 1 5 01 4TH QTR G ON RPT 2000; 4/ 1 01 1S QTR G ON RPT 2001

□□
N□
□□□-□
□.□□□ mi.
□□□□ ft.

M□LT□C□ROM□ COMPAN□ □NC
□□□□□T□NN□SS□□ A□□
LOS AN□ □L□S, CA □□□□□

□ DS
LA Co. Site Mitigation
□AZN□T
□N□ROSTOR

S□□□□□□□□□
N□A

Relati□e:
□igher

Act□al:
□□□ ft.

CA □ □S:

□a□ili□ l□:	4 19I003300
□a□ili□ □ype:	No□repor□ed
□a□ili□ S□a□u□:	A□ive □Any □a□ili□ □i□□ a □on□inuou□or □ea□onal di□□□ar□e □a□i□ under □ a□e □i□□□ar□e □equiremen□□.
N□□ES Number:	CAS000001 □□e 1□□2 □□ara□er□de□i□na□e □□e □a□e. □□e remainin□ 7 are a□□i□ned by □□e □e□ional Board
Subre□ion:	4
□a□ili□ □elep□one:	No□repor□ed
□a□ili□ Con□a□:	No□repor□ed
A□en□y Name:	S□E□EN □E□E□□AN
A□en□y Addre□□:	No□repor□ed
A□en□y Ci□y,S□,□ip:	0
A□en□y Con□a□:	No□repor□ed
A□en□y □elep□one:	No□repor□ed
A□en□y □ype:	No□repor□ed
SIC Code:	0
SIC Code 2:	No□repor□ed
□rimary □ a□e:	No□repor□ed
□rimary □ a□e □ype:	No□repor□ed
Se□ondary □ a□e:	No□repor□ed
Se□ondary □ a□e □ype:	No□repor□ed
□e□i□n □lo□:	0
Ba□eline □lo□:	0
□e□lama□ion:	No□repor□ed
□O□□ :	No□repor□ed
□rea□□o □ a□er:	□inor □□rea□□o □ a□er □uali□y. A viola□ion o□a re□ional board order □□ould □au□e a rela□ively minor impairmen□o□bene□i□ial u□e□ □ompared □o a ma□or or minor □□rea□. No□: All nurd□ □i□□ou□a □□□ □ □ill be □on□idered a minor □□rea□□o □a□er quali□y unle□□ □oded a□a □i□□er Level. A □ero □0□may be u□ed □o □ode □□o□e N□□□S □□a□are □ound □o repre□en□no □□rea□□o □a□er quali□y.
Comple□i□y:	Ca□e□ory C □□a□ili□ie□ □avin□ no □a□e □rea□men□□y□em□, u□□a□ □oolin□ □a□er di□□□ar□er□or □□o□e□□o mu□□□omply □□rou□□be□□ mana□emen□pra□i□e□, □a□ili□ie□ □i□□pa□□ive □a□e □rea□men□and di□po□al □y□em□, u□□a□ □ep□i□ □y□em□ □i□□ub□ur□a□e di□po□al, or di□□□ar□er□ □avin□ □a□e □ora□e □y□em□ □i□□land di□po□al u□□a□ dairy □a□e pond□.

LA Co. Si□e □i□i□a□ion:

□a□ili□ l□:	□A0026256
Si□e l□:	S□0000097
Ca□e l□:	□O0000101
Aba□ed:	□e□
A□□□ined □o:	□i□□ard Clar□
En□ered □a□e:	03□29□200□
Aba□ed □a□e:	05□0□200□

□A□NE□:

□ear:	200□
Gepaid:	CAL0003270□0
Con□a□:	CA□LOS LO□E□

M□LT□C□ROM□ COMPAN□ □NC □Contin□ed□ **S□□□□□□□□□**

□elep□one:	310444493□
□ailin□ Name:	No□repor□ed
□ailin□ Addre□□:	11165 □ENNESSEE A□E
□ailin□ Ci□y,S□,□ip:	LOS ANGELES, CA 900641□13
Gen Coun□y:	Lo□An□ele□
□S□ E□A I□:	CA□000613976
□S□ Coun□y:	Oran□e
□ a□e Ca□e□ory:	□ydro□arbon □olven□□ □ben□ene, □e□ane, S□oddard, E□□.□
□i□po□al □e□□od:	S□O□AGE, B□L□ING, AN□ □O□ □□ANS□E□ O□□ SI□E□NO □□EA□□ EN□□□EO□E□□ □□010□□129□O□ □□131□□135□
□on□:	0.0417
□a□ili□y Coun□y:	Lo□An□ele□
□ear:	2006
Gepaid:	CA□00965074□
Con□a□□:	□ICA□□O □LO□ES
□elep□one:	3104176900
□ailin□ Name:	No□repor□ed
□ailin□ Addre□□:	1013 □ □ILLC□ES□ BL□□
□ailin□ Ci□y,S□,□ip:	INGLE□ OO□, CA 903012019
Gen Coun□y:	Lo□An□ele□
□S□ E□A I□:	N□□330010000
□S□ Coun□y:	99
□ a□e Ca□e□ory:	Al□aline □olu□ion □p□ □□ 12.5□□i□□ me□al□
□i□po□al □e□□od:	□99
□on□:	0.93
□a□ili□y Coun□y:	Lo□An□ele□
□ear:	2005
Gepaid:	CA□00965074□
Con□a□□:	□ICA□□O □LO□ES
□elep□one:	3104176900
□ailin□ Name:	No□repor□ed
□ailin□ Addre□□:	1013 □ □ILLC□ES□ BL□□
□ailin□ Ci□y,S□,□ip:	INGLE□ OO□, CA 903012019
Gen Coun□y:	Lo□An□ele□
□S□ E□A I□:	CA□00□364432
□S□ Coun□y:	Lo□An□ele□
□ a□e Ca□e□ory:	O□□er inor□ani□ □olid □a□e
□i□po□al □e□□od:	□01
□on□:	1
□a□ili□y Coun□y:	No□repor□ed
□ear:	2004
Gepaid:	CA□00965074□
Con□a□□:	□ICA□□O □LO□ES
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□ailin□ Name:	No□repor□ed
□ailin□ Addre□□:	1013 □ □ILLC□ES□ BL□□
□ailin□ Ci□y,S□,□ip:	INGLE□ OO□, CA 903012019
Gen Coun□y:	Lo□An□ele□
□S□ E□A I□:	CA□00□364432
□S□ Coun□y:	Lo□An□ele□
□ a□e Ca□e□ory:	O□□er inor□ani□ □olid □a□e
□i□po□al □e□□od:	□01
□on□:	1
□a□ili□y Coun□y:	No□repor□ed

M□LT□C□ROM□ COMPAN□ □NC □Contin□ed□ **S□□□□□□□□□**

□ear:	2003
Gepaid:	CA□00965074□
Con□a□□:	□ICA□□O □LO□ES
□elep□one:	3104176900
□ailin□ Name:	No□repor□ed
□ailin□ Addre□□:	1013 □ □ILLC□ES□ BL□□
□ailin□ Ci□y,S□,□ip:	INGLE□ OO□, CA 903012019
Gen Coun□y:	Lo□An□ele□
□S□ E□A I□:	CA□097030993
□S□ Coun□y:	Lo□An□ele□
□ a□□e Ca□e□ory:	O□□er inor□ani□ □olid □a□e
□i□po□al □e□□od:	□99
□on□:	1
□a□ili□y Coun□y:	Lo□An□ele□

Cli□□□i□□yperlin□ □□ile vie□in□on your □compu□er □o a□□e□□
17 addi□ional CA□□A□NE□: re□ord□□□in □□e E□□ Si□e □epor□.

EN□I□OS□O□:

Si□e □ype:	Evalua□ion
Si□e □ype □e□ailed:	Evalua□ion
A□re□:	No□repor□ed
N□L:	NO
□e□ula□ory A□en□ie□:	NONE S□ECI□IE□
Lead A□en□y:	NONE S□ECI□IE□
□ro□ram □ana□er:	No□repor□ed
Supervi□or:	□e□erred □No□A□□i□ned
□ivi□ion Bran□□:	Cleanup Cypre□□
□a□ili□y I□:	19340794
Si□e Code:	No□repor□ed
A□□embly:	47
Sena□e:	2□
Spe□ial □ro□ram:	No□repor□ed
S□a□u□:	□e□er: 124□Lo□al A□en□y
S□a□u□ □a□e:	04□01□2004
□e□ri□ed □□e:	NO
Si□e □ □m□. □eq.:	NONE S□ECI□IE□
□undin□:	No□Appli□able
La□i□ude:	34.03□11
Lon□i□ude:	□11□.4379
A□N:	NONE S□ECI□IE□
□a□□□e:	NONE S□ECI□IE□
□o□en□ial COC:	NONE S□ECI□IE□
Con□irmed COC:	NONE S□ECI□IE□
□o□en□ial □e□□rip□ion:	NONE S□ECI□IE□
Alia□ Name:	19340794
Alia□ □ype:	Enviro□□or I□ Number

Comple□ed In□o:

Comple□ed Area Name:	No□repor□ed
Comple□ed Sub Area Name:	No□repor□ed
Comple□ed □o□umen□□ype:	No□repor□ed
Comple□ed □a□e:	No□repor□ed
Commen□□:	No□repor□ed

□u□ure Area Name:	No□repor□ed
□u□ure Sub Area Name:	No□repor□ed

M□LT□C□ROM□ COMPAN□ □NC □Contin□ed□ **S□□□□□□□□□□**

□u□ure □o□umen□□ype:	No□repor□ed
□u□ure □ue □a□e:	No□repor□ed
S□□edule Area Name:	No□repor□ed
S□□edule Sub Area Name:	No□repor□ed
S□□edule □o□umen□□ype:	No□repor□ed
S□□edule □ue □a□e:	No□repor□ed
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T□NN□SS□□ A□□ LO□TS
□□□□□ **T□NN□SS□□ A□□**
LOS AN□□L□S, CA □□□□□

NPD□S **S□□□□□□□□□□**
LA Co. Site Mitigation **N□A**
□AZN□T
□N□□ROSTOR

Relati□e:
□igher

Act□al:
□□□ ft.

N□□ES:

Npde□Number:	CAS000002
□a□ili□ S□a□u□:	□ermina□ed
A□en□y Id:	0
□e□ion:	4
□e□ula□ory □ea□ure Id:	326□□□
Order No:	2009□0009□□ □
□e□ula□ory □ea□ure □ype:	Enrollee
□la□e Id:	No□repor□ed
□ □I□:	4 19C347662
□ro□ram □ype:	Con□ru□ion
Adop□ion □a□e O□□e□ula□ory □ea□ure:	No□repor□ed
E□□e□ive □a□e O□□e□ula□ory □ea□ure:	06□2□2007
E□pira□ion □a□e O□□e□ula□ory □ea□ure:	No□repor□ed
□ermina□ion □a□e O□□e□ula□ory □ea□ure:	12□09□2009
□i□□ar□e Name:	11500 □enne□ee By Lee Group LLC
□i□□ar□e Addre□□:	475 □ a□□in□on Blvd
□i□□ar□e Ci□y:	□eni□e
□i□□ar□e S□a□e:	Cali□ornia
□i□□ar□e □ip:	90292

LA Co. Si□e □i□i□a□ion:

□a□ili□ I□:	No□repor□ed
Si□e I□:	S□0000164
Ca□e I□:	□O0000016□
Aba□ed:	□e□
A□□ined □o:	□i□ard Clar□
En□ered □a□e:	0□1□2005
Aba□ed □a□e:	02□0□2011

□A□NE□:

□ear:	1995
Gepaid:	CAC000906□24
Con□a□:	No□repor□ed
□elep□one:	0000000000
□ailin□ Name:	No□repor□ed
□ailin□ Addre□□:	11500 □ENNESSEE
□ailin□ Ci□y,S□,□ip:	LOS ANGELES, CA 900640000
Gen Coun□y:	Lo□An□ele□
□S□ E□A I□:	CA□00□252405
□S□ Coun□y:	Lo□An□ele□
□ a□□e Ca□e□ory:	□n□pe□i□ied or□ani□liquid mi□□ure
□i□po□al □e□□od:	No□repor□ed

T□NN□SS□□ A□□ LO□TS □Contin□ed□ **S□□□□□□□□□□**

□on□: .2293
□a□ili□y Coun□y: Lo□An□ele□

EN□I□OS□O□:
Si□e □ype: Evalua□ion
Si□e □ype □e□ailed: Evalua□ion
A□re□: No□repor□ed
N□L: NO
□e□ula□ory A□en□ie□: LA CN□□ □I□E □E□□. □BILLING AN□ □S□□, LOS ANGELES CO□N□□
Lead A□en□y: NONE S□ECI□IE□
□ro□ram □ana□er: No□repor□ed
Supervi□or: Gre□ □olme□
□ivi□ion Bran□□: Cleanup Cypre□□
□a□ili□y I□: 70000127
Si□e Code: No□repor□ed
A□□□mbly: 53
Sena□e: 2□
Spe□ial □ro□ram: No□repor□ed
S□a□u□: □e□er: 124□Lo□al A□en□y
S□a□u□ □a□e: 0□23□2005
□e□ri□ed □□e: NO
Si□e □□m□ □eq.: NONE S□ECI□IE□
□undin□: No□Appli□able
La□i□ude: 34.03436
Lon□i□ude: □11□.4426
A□N: NONE S□ECI□IE□
□a□□□□e: NONE S□ECI□IE□
□o□en□ial COC: NONE S□ECI□IE□
Con□irmed COC: NONE S□ECI□IE□
□o□en□ial □e□□rip□ion: NONE S□ECI□IE□
Alia□ Name: 70000127
Alia□ □ype: Enviro□□or I□ Number

Comple□ed In□o:
Comple□ed Area Name: No□repor□ed
Comple□ed Sub Area Name: No□repor□ed
Comple□ed □o□umen□□ype: No□repor□ed
Comple□ed □a□e: No□repor□ed
Commen□□: No□repor□ed

□u□ure Area Name: No□repor□ed
□u□ure Sub Area Name: No□repor□ed
□u□ure □o□umen□□ype: No□repor□ed
□u□ure □ue □a□e: No□repor□ed
S□□edule Area Name: No□repor□ed
S□□edule Sub Area Name: No□repor□ed
S□□edule □o□umen□□ype: No□repor□ed
S□□edule □ue □a□e: No□repor□ed
S□□edule □evi□ed □a□e: No□repor□ed

Ci□y	E□□ I□	Si□e Name	Si□e Addre□□	□ip	□a□aba□e□□□
LOS ANGELES	100030□52□	□IN□S,□C□A□NL□	□IN□S,□C□A□NL□	90025	□IN□S,□C□A□NL□
LOS ANGELES	1000442611	□C□A□S□G,□A□NE□,□IN□S	□C□A□S□G,□A□NE□,□IN□S	90034	□C□A□S□G,□A□NE□,□IN□S
LOS ANGELES	1004676569	□C□A□S□G,□A□NE□,□IN□S	□C□A□S□G,□A□NE□,□IN□S	90774	□C□A□S□G,□A□NE□,□IN□S
LOS ANGELES	1014915225	CE□CLIS	CE□CLIS		CE□CLIS
LOS ANGELES	2004733293	E□NS	E□NS		E□NS
LOS ANGELES	2005609790	E□NS	E□NS		E□NS
LOS ANGELES	2005616131	E□NS	E□NS		E□NS
LOS ANGELES	2006791359	E□NS	E□NS		E□NS
LOS ANGELES	200□□969□5	E□NS	E□NS		E□NS
LOS ANGELES	2009□969□5	E□NS	E□NS		E□NS
LOS ANGELES	2009923134	E□NS	E□NS		E□NS
CO□□E□CE	2010107117	□□I□S	□□I□S	90025	□□I□S
LOS ANGELES	2010931320	E□NS	E□NS		E□NS
LOS ANGELES	201095367□	E□NS	E□NS		E□NS
	2011974653	E□NS	E□NS		E□NS
	2011976375	E□NS	E□NS		E□NS
	2011976692	E□NS	E□NS		E□NS
	2011976□35	E□NS	E□NS		E□NS
LOS ANGELES	□□66357	E□NS	E□NS		E□NS
LOS ANGELES	92294334	E□NS	E□NS	90064	E□NS

□O□□RNM□NT R□CORDS S□ARC□□D □DATA C□RR□NC□ TRAC□□N□

□o main□ain □urren□y o□□e □ollo□in□ □ederal and □a□e da□aba□e□, E□□ □on□a□□ □□e appropria□e □overnmen□al a□en□y on a mon□□ly or quar□erly ba□i□, a□required.

N□mber of Days to □pdate: □rovide□ □on□irma□ion □a□E□□ i□repor□in□ re□ord□ □□a□□ave been upda□ed □i□□in 90 day□ □rom □□e da□e □□e □overnmen□a□en□y made □□e in□orma□ion available □o □□e publi□.

STANDARD □N□□RONM□NTAL R□CORDS

Federal NPL site list

N□L: Na□ional □riori□y Li□□

Na□ional □riori□ie□Li□□Super□und□. □□e N□L i□a □ub□e□o□CE□CLIS and iden□i□ie□over 1,200 □i□e□ □or priori□y □leanup under □□e Super□und □ro□ram. N□L □i□e□may en□ompa□□rela□ively lar□e area□. A□□u□□, E□□ provide□poly□on □overa□e □or over 1,000 N□L □i□e boundarie□produ□ed by E□A□□Environmen□al □□o□o□rap□i□In□erpre□a□ion Cen□er □E□□C□and re□ional E□A o□i□e□.

□a□e o□Governmen□□er□ion: 09□07□2011
□a□e □a□a Arrived a□E□□: 10□12□2011
□a□e □ade A□ive in □epor□: 03□01□2012
Number o□□ay□ □o □pda□e: 141

Sour□e: E□A
□elep□one: N□A
La□□E□□ Con□a□□: 04□05□2012
Ne□□S□□eduled E□□ Con□a□□: 07□23□2012
□a□a □elea□e □requen□y: □uar□erly

N□L Si□e Boundarie□

Sour□e□:

E□A□Environmen□al □□o□o□rap□i□In□erpre□a□ion Cen□er □E□IC□
□elep□one: 202□564□7333

E□A □e□ion 1
□elep□one 617□91□□1143

E□A □e□ion 3
□elep□one 215□□14□541□

E□A □e□ion 4
□elep□one 404□562□□033

E□A □e□ion 5
□elep□one 312□□□6□66□6

E□A □e□ion 6
□elep□one: 214□655□6659

E□A □e□ion 7
□elep□one: 913□551□7247

E□A □e□ion □
□elep□one: 303□312□6774

E□A □e□ion 9
□elep□one: 415□947□4246

E□A □e□ion 10
□elep□one 206□553□□665

□ropo□ed N□L: □ropo□ed Na□ional □riori□y Li□□Si□e□

A □i□e □a□□a□been propo□ed □or li□in□on □□e Na□ional □riori□ie□Li□□□rou□□ □□e i□□uan□e o□a propo□ed rule in □□e □ederal □e□i□er. E□A □en a□□ep□ publi□ □ommen□□on □□e □i□e, re□pond□□o □□e □ommen□□, and pla□e□on □□e N□L □o□e □i□e□ □a□□on□inue □o mee□□□e requiremen□□□or li□in□.

□a□e o□Governmen□□er□ion: 09□07□2011
□a□e □a□a Arrived a□E□□: 10□12□2011
□a□e □ade A□ive in □epor□: 03□01□2012
Number o□□ay□ □o □pda□e: 141

Sour□e: E□A
□elep□one: N□A
La□□E□□ Con□a□□: 04□05□2012
Ne□□S□□eduled E□□ Con□a□□: 07□23□2012
□a□a □elea□e □requen□y: □uar□erly

N□L LIENS: □ederal Super□und Lien□

□ederal Super□und Lien□. □nder □□e au□□ori□y □ran□ed □□e □SE□A by CE□CLA o□19□0, □□e □SE□A □a□ □□e au□□ori□y □o □ile lien□a□ain□□real □rope□□y in order □o re□over remedial a□□ion e□pendi□ure□or □□en □□e □rope□□y o□ner re□eived no□i□i□a□ion o□po□en□ial liabili□y. □SE□A □ompile□a li□in□ o□□iled no□i□e□o□Super□und Lien□.

□a□e o□Governmen□□er□ion: 10□15□1991
□a□e □a□a Arrived a□E□□: 02□02□1994
□a□e □ade A□ive in □epor□: 03□30□1994
Number o□□ay□ □o □pda□e: 56

Sour□e: E□A
□elep□one: 202□564□4267
La□□E□□ Con□a□□: 0□□15□2011
Ne□□S□□eduled E□□ Con□a□□: 11□2□□2011
□a□a □elea□e □requen□y: No □pda□e □lanned

Federal Delisted NPL site list

□ELIS□E□ N□L: Na□ional □riori□y Li□□□ele□ion□
□□e Na□ional Oil and □a□ardou□ Sub□an□e□ □ollu□ion Con□in□en□y □lan □NC□□e□abli□□e□ □□e □ri□eria □a□□□e E□A u□e□ □o dele□e □ie□ □rom □□e N□L. In a□□ordan□e □i□ 40 C□□ 300.425.□e, □ie□ may be dele□ed □rom □□e N□L □□ere no □ur□□er re□pon□e i□ appropria□e.

□a□e o□Governmen□□er□ion: 09□07□2011
□a□e □a□a Arrived a□E□□: 10□12□2011
□a□e □ade A□ive in □epor□: 03□01□2012
Number o□□ay□ □o □pda□e: 141
Sour□e: E□A
□elep□one: N□A
La□□E□□ Con□a□: 04□05□2012
Ne□□S□□eduled E□□ Con□a□: 07□23□2012
□a□a □elea□e □requen□y: □uar□erly

Federal CERCLIS list

CE□CLIS: Compre□en□ive Environmen□al □e□pon□e, Compen□a□ion, and Liabili□y In□orma□ion Sy□□em
CE□CLIS □on□ain□da□a on po□en□ially □a□ardou□□a□e □ie□□a□□ave been repor□ed □o □□e □SE□A by □a□e□, muni□ipali□ie□, priva□e □ompanie□ and priva□e per□on□, pur□uan□ □o Se□□ion 103 o□□□e Compre□en□ive Environmen□al □e□pon□e, Compen□a□ion, and Liabili□y A□□ CE□CLA□ CE□CLIS □on□ain□ □ie□□□i□□ are ei□□er propo□ed □o or on □□e Na□ional □riori□ie□ Li□□N□L□and □ie□□□i□□ are in □□e □□reenin□ and a□□e□□men□p□a□e □or po□□ible in□lu□ion on □□e N□L.

□a□e o□Governmen□□er□ion: 12□27□2011
□a□e □a□a Arrived a□E□□: 02□27□2012
□a□e □ade A□ive in □epor□: 03□12□2012
Number o□□ay□ □o □pda□e: 14
Sour□e: E□A
□elep□one: 703□412□9□10
La□□E□□ Con□a□: 04□05□2012
Ne□□S□□eduled E□□ Con□a□: 06□11□2012
□a□a □elea□e □requen□y: □uar□erly

□E□E□AL □ACILI□□: □ederal □a□ili□y Si□e In□orma□ion li□in□
A li□in□ o□ Na□ional □riori□y Li□□N□L□and Ba□e □eali□nmen□ and Clo□ure □B□AC□□ie□ □ound in □□e Compre□en□ive Environmen□al □e□pon□e, Compen□a□ion and Liabili□y In□orma□ion Sy□□em □CE□CLIS□□a□aba□e □□ere E□A □ederal □a□ili□ie□ □e□□ora□ion and □eu□e O□□i□e i□ involved in □leanup a□□ivi□ie□.

□a□e o□Governmen□□er□ion: 12□10□2010
□a□e □a□a Arrived a□E□□: 01□11□2011
□a□e □ade A□ive in □epor□: 02□16□2011
Number o□□ay□ □o □pda□e: 36
Sour□e: Environmen□al □ro□e□□ion A□en□y
□elep□one: 703□603□□704
La□□E□□ Con□a□: 04□12□2012
Ne□□S□□eduled E□□ Con□a□: 07□23□2012
□a□a □elea□e □requen□y: □arie□

Federal CERCLIS NFRAP site List

CE□CLIS□N□□A□: CE□CLIS No □ur□□er □emedial A□□ion □lanned
Ar□□ived □i□e□are □i□e□ □a□□ave been removed and ar□□ived □rom □□e inven□ory o□CE□CLIS □i□e□. Ar□□ived □a□u□ indi□a□e□ □a□, □o □□e be□□o□E□A □□ no□led□e, a□□e□□men□a□a □i□e □a□been □omple□ed and □a□E□A □a□de□ermined no □ur□□er □ep□ □ill be □a□en □o li□□□i□□i□e on □□e Na□ional □riori□ie□Li□□N□L, unle□□ in□orma□ion indi□a□e□ □□i□de□i□ion □a□no□appropria□e or o□□er □on□ideration□require a re□ommenda□ion □or li□in□a□a la□er □ime. □□i□de□i□ion doe□no□ne□e□arily mean □□a□□ere i□no □a□ard a□□o□ia□ed □i□□a □iven □i□e□i□only mean□ □□a□, ba□ed upon available in□orma□ion, □□e lo□a□ion i□no□lud□ed □o be a po□en□ial N□L □i□e.

□a□e o□Governmen□□er□ion: 12□2□□2011
□a□e □a□a Arrived a□E□□: 02□27□2012
□a□e □ade A□ive in □epor□: 03□12□2012
Number o□□ay□ □o □pda□e: 14
Sour□e: E□A
□elep□one: 703□412□9□10
La□□E□□ Con□a□: 04□05□2012
Ne□□S□□eduled E□□ Con□a□: 06□11□2012
□a□a □elea□e □requen□y: □uar□erly

Federal RCRA CORRACTS facilities list

CO□□AC□S: Corre□ive A□ion □epor□
CO□□AC□S iden□ifie□ □a□ardou□□a□e □andler□ □i□ □C□A □orre□ive a□ion a□ivi□y.

□a□e o□Governmen□□er□ion: 0□19□2011
□a□e □a□a Arrived a□E□□: 0□31□2011
□a□e □ade A□ive in □epor□: 01□10□2012
Number o□□ay□ o □pda□e: 132

Sour□e: E□A
□elep□one: □00□424□9346
La□□E□□ Con□a□: 02□13□2012
Ne□□S□□eduled E□□ Con□a□: 05□2□□2012
□a□a □elea□e □requen□y: □uar□erly

Federal RCRA non-CORRACTS TSD facilities list

□C□A□□S□□: □C□A □□rea□men□, S□ora□e and □i□po□al
□C□AIn□o i□E□A□□ompre□en□ive in□orma□ion □y□em, providin□ a□□e□□ o□ da□a □uppor□in□ □□e □e□our□e Con□erva□ion and □e□overy A□□□□C□A□o□1976 and □□e □a□ardou□ and Solid □ a□e Amendmen□□ □□S□ A□o□19□4. □□e da□aba□e in□lude□ □ele□ive in□orma□ion on □ie□ □□i□□ □enera□e, ran□por□, □□ore, □rea□and□or di□po□e o□□a□ardou□□a□e a□de□ined by □□e □e□our□e Con□erva□ion and □e□overy A□□□□C□A□ ran□por□er□ are individual□ or en□i□ie□ □□a□ move □a□ardou□□a□e □rom □□e □enera□or o□□□ie□ o a □a□ili□y □□a□ an re□y□le, □rea□, □□ore, or di□po□e o□□□e □a□e. □S□□□ □rea□, □□ore, or di□po□e o□□□e □a□e.

□a□e o□Governmen□□er□ion: 11□10□2011
□a□e □a□a Arrived a□E□□: 01□05□2012
□a□e □ade A□ive in □epor□: 03□12□2012
Number o□□ay□ o □pda□e: 67

Sour□e: Environmen□al □ro□e□□ion A□en□y
□elep□one: □415□495□□□95
La□□E□□ Con□a□: 04□04□2012
Ne□□S□□eduled E□□ Con□a□: 07□16□2012
□a□a □elea□e □requen□y: □uar□erly

Federal RCRA generators list

□C□A□L□G: □C□A □Lar□e □uan□i□y Genera□or□
□C□AIn□o i□E□A□□ompre□en□ive in□orma□ion □y□em, providin□ a□□e□□ o□ da□a □uppor□in□ □□e □e□our□e Con□erva□ion and □e□overy A□□□□C□A□o□1976 and □□e □a□ardou□ and Solid □ a□e Amendmen□□ □□S□ A□o□19□4. □□e da□aba□e in□lude□ □ele□ive in□orma□ion on □ie□ □□i□□ □enera□e, ran□por□, □□ore, □rea□and□or di□po□e o□□a□ardou□□a□e a□de□ined by □□e □e□our□e Con□erva□ion and □e□overy A□□□□C□A□ Lar□e quan□i□y □enera□or□ □L□G□□□enera□e over 1,000 □ilo□ram□ □□□□o□□a□ardou□□a□e, or over 1 □□o□a□u□ely □a□ardou□□a□e per mon□□.

□a□e o□Governmen□□er□ion: 11□10□2011
□a□e □a□a Arrived a□E□□: 01□05□2012
□a□e □ade A□ive in □epor□: 03□12□2012
Number o□□ay□ o □pda□e: 67

Sour□e: Environmen□al □ro□e□□ion A□en□y
□elep□one: □415□495□□□95
La□□E□□ Con□a□: 04□04□2012
Ne□□S□□eduled E□□ Con□a□: 07□16□2012
□a□a □elea□e □requen□y: □uar□erly

□C□A□S□G: □C□A □Small □uan□i□y Genera□or□
□C□AIn□o i□E□A□□ompre□en□ive in□orma□ion □y□em, providin□ a□□e□□ o□ da□a □uppor□in□ □□e □e□our□e Con□erva□ion and □e□overy A□□□□C□A□o□1976 and □□e □a□ardou□ and Solid □ a□e Amendmen□□ □□S□ A□o□19□4. □□e da□aba□e in□lude□ □ele□ive in□orma□ion on □ie□ □□i□□ □enera□e, ran□por□, □□ore, □rea□and□or di□po□e o□□a□ardou□□a□e a□de□ined by □□e □e□our□e Con□erva□ion and □e□overy A□□□□C□A□ Small quan□i□y □enera□or□ □S□G□□□enera□e be□□een 100 □□ and 1,000 □□ o□□a□ardou□□a□e per mon□□.

□a□e o□Governmen□□er□ion: 11□10□2011
□a□e □a□a Arrived a□E□□: 01□05□2012
□a□e □ade A□ive in □epor□: 03□12□2012
Number o□□ay□ o □pda□e: 67

Sour□e: Environmen□al □ro□e□□ion A□en□y
□elep□one: □415□495□□□95
La□□E□□ Con□a□: 04□04□2012
Ne□□S□□eduled E□□ Con□a□: 07□16□2012
□a□a □elea□e □requen□y: □uar□erly

□C□A□CES□G: □C□A □Condi□ionally E□emp□Small □uan□i□y Genera□or□
□C□AIn□o i□E□A□□ompre□en□ive in□orma□ion □y□em, providin□ a□□e□□ o□ da□a □uppor□in□ □□e □e□our□e Con□erva□ion and □e□overy A□□□□C□A□o□1976 and □□e □a□ardou□ and Solid □ a□e Amendmen□□ □□S□ A□o□19□4. □□e da□aba□e in□lude□ □ele□ive in□orma□ion on □ie□ □□i□□ □enera□e, ran□por□, □□ore, □rea□and□or di□po□e o□□a□ardou□□a□e a□de□ined by □□e □e□our□e Con□erva□ion and □e□overy A□□□□C□A□ Condi□ionally e□emp□□mall quan□i□y □enera□or□ □CES□G□□□enera□e le□□ □an 100 □□ o□□a□ardou□□a□e, or le□□ □an 1 □□ o□a□u□ely □a□ardou□□a□e per mon□□.

□a□e o□Governmen□□er□ion: 11□10□2011
□a□e □a□a Arrived a□E□□: 01□05□2012
□a□e □ade A□ive in □epor□: 03□12□2012
Number o□□ay□ o □pda□e: 67

Sour□e: Environmen□al □ro□e□□ion A□en□y
□elep□one: □415□495□□□95
La□□E□□ Con□a□: 04□04□2012
Ne□□S□□eduled E□□ Con□a□: 07□16□2012
□a□a □elea□e □requen□y: □arie□

Federal institutional controls / engineering controls registries

□S ENG CON□□OLS: En□ineerin□ Con□rol□ Si□e□Li□□
A li□in□ o□□i□e□ □i□ en□ineerin□ □on□rol□ in pla□e. En□ineerin□ □on□rol□ in□lude variou□ □orm□ o□□ap□, buildin□ □ounda□ion□, liner□, and □rea□men□ me□od□ □o □rea□e pa□□□ay elimina□ion □or re□ula□ed □ub□an□e□ □o en□er environmen□al media or e□e□□uman □eal□□.

□a□e o□Governmen□□er□ion: 12□30□2011
□a□e □a□a Arrived a□E□□: 12□30□2011
□a□e □ade A□ive in □epor□: 01□10□2012
Number o□□ay□ □o □pda□e: 11
Sour□e: Environmen□al □ro□e□ion A□en□y
□elep□one: 703□603□0695
La□□E□□ Con□a□: 03□12□2012
Ne□□S□□eduled E□□ Con□a□: 06□25□2012
□a□a □elea□e □requen□y: □arie□

□S INS□ CON□□OL: Si□e□ □i□ In□i□u□ional Con□rol□
A li□in□ o□□i□e□ □i□ in□i□u□ional □on□rol□ in pla□e. In□i□u□ional □on□rol□ in□lude admini□ra□ive mea□ure□, □u□□a□ □round□a□er u□e re□ri□□ion□, □on□ru□ion re□ri□□ion□, proper□ u□e re□ri□□ion□, and po□□remedia□ion □are requiremen□□ in□ended □o preven□e po□ure □o □on□aminan□□ remainin□ on □i□e. □eed re□ri□□ion□ are □enerally required a□par□o□□e in□i□u□ional □on□rol□.

□a□e o□Governmen□□er□ion: 12□30□2011
□a□e □a□a Arrived a□E□□: 12□30□2011
□a□e □ade A□ive in □epor□: 01□10□2012
Number o□□ay□ □o □pda□e: 11
Sour□e: Environmen□al □ro□e□ion A□en□y
□elep□one: 703□603□0695
La□□E□□ Con□a□: 03□12□2012
Ne□□S□□eduled E□□ Con□a□: 06□25□2012
□a□a □elea□e □requen□y: □arie□

Federal ERNS list

E□NS: Emer□en□y □e□pon□e No□i□a□ion Sy□em
Emer□en□y □e□pon□e No□i□a□ion Sy□em. E□NS re□ord□ and □ore□ in□orma□ion on repor□ed relea□e□ o□ oil and □a□ardou□ □ub□an□e□.

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□a□e □a□a Arrived a□E□□: 10□04□2011
□a□e □ade A□ive in □epor□: 11□11□2011
Number o□□ay□ □o □pda□e: 3□
Sour□e: Na□ional □e□pon□e Cen□er, □ni□ed S□a□e□ Coa□□Guard
□elep□one: 202□267□21□0
La□□E□□ Con□a□: 04□03□2012
Ne□□S□□eduled E□□ Con□a□: 07□16□2012
□a□a □elea□e □requen□y: Annually

State- and tribal - equivalent NPL

□ES□ONSE: S□a□e □e□pon□e Si□e□
Iden□i□ie□ □on□irmed relea□e □i□e□□□ere □□SC i□ involved in remedia□ion, ei□□er in a lead or over□i□□□apa□i□y. □□e□e □on□irmed relea□e □i□e□ are □enerally □i□□priori□y and □i□□ po□en□ial ri□□.

□a□e o□Governmen□□er□ion: 03□14□2012
□a□e □a□a Arrived a□E□□: 03□15□2012
□a□e □ade A□ive in □epor□: 04□02□2012
Number o□□ay□ □o □pda□e: 1□
Sour□e: □epar□men□o□□o□i□Sub□an□e□Con□rol
□elep□one: 916□323□3400
La□□E□□ Con□a□: 03□15□2012
Ne□□S□□eduled E□□ Con□a□: 05□21□2012
□a□a □elea□e □requen□y: □uar□erly

State- and tribal - equivalent CERCLIS

EN□I□OS□O□: EnviroS□or □a□aba□e
□□e □epar□men□o□□o□i□Sub□an□e□Con□rol□□ □□SC□□Si□e □i□i□a□ion and Bro□n□ield□□eu□e □ro□ram□□S□B□□□□
EnviroS□or da□aba□e iden□i□ie□ □i□e□□a□□ave □no□n □on□amina□ion or □i□e□ □or □i□□ □□ere may be rea□on□ □o inve□i□a□e □ur□□er. □□e da□aba□e in□lude□ □□e □ollo□in□ □i□e type□: □ederal Super□und □i□e□ □Na□ional □rori□i□e□Li□□□N□L□□□ S□a□e □e□pon□e, in□ludin□ □□ilia□y □a□ili□ie□ and S□a□e Super□und□□olun□ary Cleanup□and S□□ool □i□e□. EnviroS□or provide□ □imilar in□orma□ion □o □□e in□orma□ion □a□□a□available in CalSi□e□, and provide□ addi□ional □i□e in□orma□ion, in□ludin□, bu□ no□ limi□ed □o, iden□i□i□a□ion o□ □ormerly□□on□amina□ed proper□ie□□a□□ave been relea□ed □or reu□e, proper□ie□ □□ere environmen□al deed re□ri□□ion□ □ave been re□orded □o preven□ inappropria□e land u□e□, and ri□□ □ara□eri□a□ion in□orma□ion □a□i□u□ed □o a□e□□po□en□ial impa□□□ o publi□ □eal□□ and □□e environmen□ a□□on□amina□ed □i□e□.

□a□e o□Governmen□□er□ion: 03□14□2012
□a□e □a□a Arrived a□E□□: 03□15□2012
□a□e □ade A□ive in □epor□: 04□02□2012
Number o□□ay□ o □pda□e: 1□

Sour□e: □epar□men□o□□o□i□Sub□an□e□Con□rol
□elep□one: 916□323□3400
La□□E□□ Con□a□□: 03□15□2012
Ne□□S□□eduled E□□ Con□a□□: 05□21□2012
□a□a □elea□e □requen□y: □uar□erly

State and tribal landfill and/or solid waste disposal site lists

S□ □L□ □S□ IS□: Solid □a□e In□orma□ion Sy□em
A□ive, Clo□ed and Ina□ive Land□ill□. S□ □L□ re□ord□ □ypi□ally □on□ain an inve n□ory o□□olid □a□e di□po□al □a□ili□ie□ or land□ill□. □□e□e may be a□ive or i na□ive □a□ili□ie□ or open dump□ □a□ailed □o mee□□C□A Se□ion 4004 □ri□eria □or □olid □a□e land□ill□ or di□po□al □i□e□.

□a□e o□Governmen□□er□ion: 02□20□2012
□a□e □a□a Arrived a□E□□: 02□20□2012
□a□e □ade A□ive in □epor□: 03□29□2012
Number o□□ay□ o □pda□e: 3□

Sour□e: □epar□men□o□□e□our□e□□e□y□in□ and □e□overy
□elep□one: 916□341□6320
La□□E□□ Con□a□□: 02□20□2012
Ne□□S□□eduled E□□ Con□a□□: 06□04□2012
□a□a □elea□e □requen□y: □uar□erly

State and tribal leaking storage tank lists

L□S□ □EG 6L: Lea□in□ □nder□round S□ora□e □an□Ca□e Li□in□
□or more □urren□in□orma□ion, plea□e re□er □o □□e S□a□e □ a□er □e□our□e□Con□rol Board□□L□S□ da□aba□e.

□a□e o□Governmen□□er□ion: 09□09□2003
□a□e □a□a Arrived a□E□□: 09□10□2003
□a□e □ade A□ive in □epor□: 10□07□2003
Number o□□ay□ o □pda□e: 27

Sour□e: Cali□ornia □e□ional □ a□er □uali□y Con□rol Board La□on□an □e□ion □6□
□elep□one: 530□542□5572
La□□E□□ Con□a□□: 09□12□2011
Ne□□S□□eduled E□□ Con□a□□: 12□26□2011
□a□a □elea□e □requen□y: No □pda□e □lanned

L□S□: Geo□ra□□er□□Lea□in□ □nder□round □uel □an□ □epor□
Lea□in□ □nder□round S□ora□e □an□In□iden□□epor□. L□S□ re□ord□ □on□ain an inven□ory o□repor□ed lea□in□ under□round □ora□e □an□in□iden□□. No□all □a□e□ main□ain □□e□e re□ord□, and □□e in□orma□ion □ored varie□by □a□e. □or more in□orma□ion on a par□i□ular lea□in□ under□round □ora□e □an□ □i□e□, plea□e □on□a□□□e appropria□e re□ula□ory a□en□y.

□a□e o□Governmen□□er□ion: 01□20□2012
□a□e □a□a Arrived a□E□□: 01□20□2012
□a□e □ade A□ive in □epor□: 02□21□2012
Number o□□ay□ o □pda□e: 32

Sour□e: S□a□e □ a□er □e□our□e□Con□rol Board
□elep□one: □ee re□ion li□□
La□□E□□ Con□a□□: 03□21□2012
Ne□□S□□eduled E□□ Con□a□□: 07□02□2012
□a□a □elea□e □requen□y: □uar□erly

L□S□ □EG 9: Lea□in□ □nder□round S□ora□e □an□ □epor□
Oran□e, □iver□ide, San □ie□o □oun□ie□. □or more □urren□in□orma□ion, plea□e re□er □o □□e S□a□e □ a□er □e□our□e□ Con□rol Board□□L□S□ da□aba□e.

□a□e o□Governmen□□er□ion: 03□01□2001
□a□e □a□a Arrived a□E□□: 04□23□2001
□a□e □ade A□ive in □epor□: 05□21□2001
Number o□□ay□ o □pda□e: 2□

Sour□e: Cali□ornia □e□ional □ a□er □uali□y Con□rol Board San □ie□o □e□ion □9□
□elep□one: □5□637□5595
La□□E□□ Con□a□□: 09□26□2011
Ne□□S□□eduled E□□ Con□a□□: 01□09□2012
□a□a □elea□e □requen□y: No □pda□e □lanned

L□S□ □EG 2: □uel Lea□Li□□
Lea□in□ □nder□round S□ora□e □an□lo□a□ion□. Alameda, Con□ra Co□a, □arin, Napa, San □ran□i□□o, San □a□eo, San□a Clara, Solano, Sonoma □oun□ie□.

□a□e o□Governmen□□er□ion: 09□30□2004
□a□e □a□a Arrived a□E□□: 10□20□2004
□a□e □ade A□ive in □epor□: 11□19□2004
Number o□□ay□ o □pda□e: 30

Sour□e: Cali□ornia □e□ional □ a□er □uali□y Con□rol Board San □ran□i□□o Bay □e□ion □2□
□elep□one: 510□622□2433
La□□E□□ Con□a□□: 09□19□2011
Ne□□S□□eduled E□□ Con□a□□: 01□02□2012
□a□a □elea□e □requen□y: □uar□erly

L□S□ □EG 4: □nder□round S□ora□e □an□ Lea□ Li□□
Lo□ An□ele□, □en□ura □oun□ie□. □or more □urren□ in□orma□ion, plea□e re□er □o □□e S□a□e □ a□er □e□our□e□ Con□rol Board□□ L□S□ da□aba□e.

□a□e o□ Governmen□□er□ion: 09□07□2004
□a□e □a□a Arrived a□ E□□□: 09□07□2004
□a□e □ade A□ive in □epor□□: 10□12□2004
Number o□□ay□ □o □pda□e: 35

Sour□e: Cali□ornia □e□ional □ a□er □uali□y Con□rol Board Lo□ An□ele□ □e□ion □4□
□elep□one: 213□576□6710
La□□ E□□ Con□a□□: 09□06□2011
Ne□□ S□□eduled E□□ Con□a□□: 12□19□2011
□a□a □elea□e □requen□y: No □pda□e □lanned

L□S□ □EG 5: Lea□in□ □nder□round S□ora□e □an□ □a□aba□e
Lea□in□ □nder□round S□ora□e □an□ lo□a□ion□. Alameda, Alpine, Amador, Bu□□e, Colu□a, Con□ra Co□a, Calvera□, El □orado, □re□no, Glenn, □ern, □in□□, La□e, La□□en, □adera, □aripo□a, □er□ed, □odo□, Napa, Nevada, □la□er, □luma□, Sa□ramen□o, San □oaquin, S□a□a, Solano, S□ani□lau□, Su□□er, □e□ama, □ulare, □uolumne, □olo, □uba □oun□ie□.

□a□e o□ Governmen□□er□ion: 07□01□200□
□a□e □a□a Arrived a□ E□□□: 07□22□200□
□a□e □ade A□ive in □epor□□: 07□31□200□
Number o□□ay□ □o □pda□e: 9

Sour□e: Cali□ornia □e□ional □ a□er □uali□y Con□rol Board Cen□ral □alley □e□ion □5□
□elep□one: 916□464□4□34
La□□ E□□ Con□a□□: 07□01□2011
Ne□□ S□□eduled E□□ Con□a□□: 10□17□2011
□a□a □elea□e □requen□y: □uar□erly

L□S□ □EG 3: Lea□in□ □nder□round S□ora□e □an□ □a□aba□e
Lea□in□ □nder□round S□ora□e □an□ lo□a□ion□. □on□erey, San Beni□o, San Lui□ Obi□po, San□a Barbara, San□a Cru□ □oun□ie□.

□a□e o□ Governmen□□er□ion: 05□19□2003
□a□e □a□a Arrived a□ E□□□: 05□19□2003
□a□e □ade A□ive in □epor□□: 06□02□2003
Number o□□ay□ □o □pda□e: 14

Sour□e: Cali□ornia □e□ional □ a□er □uali□y Con□rol Board Cen□ral Coa□□□e□ion □3□
□elep□one: □05□542□47□6
La□□ E□□ Con□a□□: 07□1□□2011
Ne□□ S□□eduled E□□ Con□a□□: 10□31□2011
□a□a □elea□e □requen□y: No □pda□e □lanned

L□S□ □EG 6□: Lea□in□ □nder□round S□ora□e □an□ Ca□e Li□in□
Lea□in□ □nder□round S□ora□e □an□ lo□a□ion□. Inyo, □ern, Lo□ An□ele□, □ono, San Bernardino □oun□ie□.

□a□e o□ Governmen□□er□ion: 06□07□2005
□a□e □a□a Arrived a□ E□□□: 06□07□2005
□a□e □ade A□ive in □epor□□: 06□29□2005
Number o□□ay□ □o □pda□e: 22

Sour□e: Cali□ornia □e□ional □ a□er □uali□y Con□rol Board □i□□orville Bran□□ O□i□e □6□
□elep□one: 760□241□7365
La□□ E□□ Con□a□□: 09□12□2011
Ne□□ S□□eduled E□□ Con□a□□: 12□26□2011
□a□a □elea□e □requen□y: No □pda□e □lanned

L□S□ □EG 1: A□ive □o□i□ Si□e Inve□i□a□ion
□el Nor□e, □umbold□, La□e, □endo□ino, □odo□, Si□□iyou, Sonoma, □rini□y □oun□ie□. □or more □urren□ in□orma□ion, plea□e re□er □o □□e S□a□e □ a□er □e□our□e□ Con□rol Board□□ L□S□ da□aba□e.

□a□e o□ Governmen□□er□ion: 02□01□2001
□a□e □a□a Arrived a□ E□□□: 02□2□□2001
□a□e □ade A□ive in □epor□□: 03□29□2001
Number o□□ay□ □o □pda□e: 29

Sour□e: Cali□ornia □e□ional □ a□er □uali□y Con□rol Board Nor□□ Coa□□□1□
□elep□one: 707□570□3769
La□□ E□□ Con□a□□: 0□□01□2011
Ne□□ S□□eduled E□□ Con□a□□: 11□14□2011
□a□a □elea□e □requen□y: No □pda□e □lanned

L□S□ □EG □: Lea□in□ □nder□round S□ora□e □an□□
Cali□ornia □e□ional □ a□er □uali□y Con□rol Board San□a Ana □e□ion □□□. □or more □urren□ in□orma□ion, plea□e re□er □o □□e S□a□e □ a□er □e□our□e□ Con□rol Board□□ L□S□ da□aba□e.

□a□e o□ Governmen□□er□ion: 02□14□2005
□a□e □a□a Arrived a□ E□□□: 02□15□2005
□a□e □ade A□ive in □epor□□: 03□2□□2005
Number o□□ay□ □o □pda□e: 41

Sour□e: Cali□ornia □e□ional □ a□er □uali□y Con□rol Board San□a Ana □e□ion □□□
□elep□one: 909□7□2□4496
La□□ E□□ Con□a□□: 0□□15□2011
Ne□□ S□□eduled E□□ Con□a□□: 11□2□□2011
□a□a □elea□e □requen□y: □arie□

□O□□RNM□NT R□CORDS S□ARC□□D □DATA C□RR□NC□ TRAC□□N□

L□S□ □EG 7: Lea□in□ □nder□round S□ora□e □an□ Ca□e Li□in□
Lea□in□ □nder□round S□ora□e □an□lo□a□ion□. Imperial, □iver□ide, San □ie□o, San□a Barbara □oun□ie□.

□a□e o□Governmen□□er□ion: 02□26□2004
□a□e □a□a Arrived a□E□□: 02□26□2004
□a□e □ade A□ive in □epor□: 03□24□2004
Number o□□ay□ o □pda□e: 27

Sour□e: Cali□ornia □e□ional □ a□er □uali□y Con□rol Board Colorado □iver Ba□in □e□ion □7□
□elep□one: 760□776□□943
La□□E□□ Con□a□: 0□□01□2011
Ne□□S□□eduled E□□ Con□a□: 11□14□2011
□a□a □elea□e □requen□y: No □pda□e □lanned

SLIC: S□a□e□ide SLIC Ca□e□
□□e SLIC □Spill□, Lea□□, Inve□i□a□ion□ and Cleanup□pro□ram i□de□i□ned □o pro□e□□ and re□□ore □a□er quali□y □rom □pill□, lea□□, and □imilar di□□ar□e□.

□a□e o□Governmen□□er□ion: 01□20□2012
□a□e □a□a Arrived a□E□□: 01□20□2012
□a□e □ade A□ive in □epor□: 02□21□2012
Number o□□ay□ o □pda□e: 32

Sour□e: S□a□e □ a□er □e□our□e□ Con□rol Board
□elep□one: □66□4□0□102□
La□□E□□ Con□a□: 03□21□2012
Ne□□S□□eduled E□□ Con□a□: 07□02□2012
□a□a □elea□e □requen□y: □arie□

SLIC □EG 1: A□ive □o□i□Si□e Inve□i□a□ion□
□□e SLIC □Spill□, Lea□□, Inve□i□a□ion□ and Cleanup□pro□ram i□de□i□ned □o pro□e□□ and re□□ore □a□er quali□y □rom □pill□, lea□□, and □imilar di□□ar□e□.

□a□e o□Governmen□□er□ion: 04□03□2003
□a□e □a□a Arrived a□E□□: 04□07□2003
□a□e □ade A□ive in □epor□: 04□25□2003
Number o□□ay□ o □pda□e: 1□

Sour□e: Cali□ornia □e□ional □ a□er □uali□y Con□rol Board, Nor□□ Coa□□□e□ion □1□
□elep□one: 707□576□2220
La□□E□□ Con□a□: 0□□01□2011
Ne□□S□□eduled E□□ Con□a□: 11□14□2011
□a□a □elea□e □requen□y: No □pda□e □lanned

SLIC □EG 2: Spill□, Lea□□, Inve□i□a□ion □ Cleanup Co□□□e□overy Li□in□
□□e SLIC □Spill□, Lea□□, Inve□i□a□ion□ and Cleanup□pro□ram i□de□i□ned □o pro□e□□ and re□□ore □a□er quali□y □rom □pill□, lea□□, and □imilar di□□ar□e□.

□a□e o□Governmen□□er□ion: 09□30□2004
□a□e □a□a Arrived a□E□□: 10□20□2004
□a□e □ade A□ive in □epor□: 11□19□2004
Number o□□ay□ o □pda□e: 30

Sour□e: □e□ional □ a□er □uali□y Con□rol Board San □ran□i□□o Bay □e□ion □2□
□elep□one: 510□2□6□0457
La□□E□□ Con□a□: 09□19□2011
Ne□□S□□eduled E□□ Con□a□: 01□02□2012
□a□a □elea□e □requen□y: □uar□erly

SLIC □EG 3: Spill□, Lea□□, Inve□i□a□ion □ Cleanup Co□□□e□overy Li□in□
□□e SLIC □Spill□, Lea□□, Inve□i□a□ion□ and Cleanup□pro□ram i□de□i□ned □o pro□e□□ and re□□ore □a□er quali□y □rom □pill□, lea□□, and □imilar di□□ar□e□.

□a□e o□Governmen□□er□ion: 05□1□□2006
□a□e □a□a Arrived a□E□□: 05□1□□2006
□a□e □ade A□ive in □epor□: 06□15□2006
Number o□□ay□ o □pda□e: 2□

Sour□e: Cali□ornia □e□ional □ a□er □uali□y Con□rol Board Cen□ral Coa□□□e□ion □3□
□elep□one: □05□549□3147
La□□E□□ Con□a□: 07□1□□2011
Ne□□S□□eduled E□□ Con□a□: 10□31□2011
□a□a □elea□e □requen□y: Semi□Annually

SLIC □EG 4: Spill□, Lea□□, Inve□i□a□ion □ Cleanup Co□□□e□overy Li□in□
□□e SLIC □Spill□, Lea□□, Inve□i□a□ion□ and Cleanup□pro□ram i□de□i□ned □o pro□e□□ and re□□ore □a□er quali□y □rom □pill□, lea□□, and □imilar di□□ar□e□.

□a□e o□Governmen□□er□ion: 11□17□2004
□a□e □a□a Arrived a□E□□: 11□1□□2004
□a□e □ade A□ive in □epor□: 01□04□2005
Number o□□ay□ o □pda□e: 47

Sour□e: □e□ion □ a□er □uali□y Con□rol Board Lo□An□ele□□e□ion □4□
□elep□one: 213□576□6600
La□□E□□ Con□a□: 07□01□2011
Ne□□S□□eduled E□□ Con□a□: 10□17□2011
□a□a □elea□e □requen□y: □arie□

SLIC □EG 5: Spill□, Lea□□, Inve□i□a□ion □ Cleanup Co□□□e□overy Li□in□
□□e SLIC □Spill□, Lea□□, Inve□i□a□ion□and Cleanup□pro□ram i□de□i□ned □o pro□e□□and re□□ore □a□er quali□y □rom □pill□, lea□□, and □imilar di□□ar□e□.

□a□e o□Governmen□□er□ion: 04□01□2005
□a□e □a□a Arrived a□E□□: 04□05□2005
□a□e □ade A□ive in □epor□: 04□21□2005
Number o□□ay□ □o □pda□e: 16

Sour□e: □e□ional □ a□er □uali□y Con□rol Board Cen□ral □alley □e□ion □5□
□elep□one: 916□464□3291
La□□E□□ Con□a□□: 09□12□2011
Ne□□S□□eduled E□□ Con□a□□: 12□26□2011
□a□a □elea□e □requen□y: Semi□Annually

SLIC □EG 6□: Spill□, Lea□□, Inve□i□a□ion □ Cleanup Co□□□e□overy Li□in□
□□e SLIC □Spill□, Lea□□, Inve□i□a□ion□and Cleanup□pro□ram i□de□i□ned □o pro□e□□and re□□ore □a□er quali□y □rom □pill□, lea□□, and □imilar di□□ar□e□.

□a□e o□Governmen□□er□ion: 05□24□2005
□a□e □a□a Arrived a□E□□: 05□25□2005
□a□e □ade A□ive in □epor□: 06□16□2005
Number o□□ay□ □o □pda□e: 22

Sour□e: □e□ional □ a□er □uali□y Con□rol Board, □i□orville Bran□□
□elep□one: 619□241□65□3
La□□E□□ Con□a□□: 0□□15□2011
Ne□□S□□eduled E□□ Con□a□□: 11□2□□2011
□a□a □elea□e □requen□y: Semi□Annually

SLIC □EG 6L: SLIC Si□e□
□□e SLIC □Spill□, Lea□□, Inve□i□a□ion□and Cleanup□pro□ram i□de□i□ned □o pro□e□□and re□□ore □a□er quali□y □rom □pill□, lea□□, and □imilar di□□ar□e□.

□a□e o□Governmen□□er□ion: 09□07□2004
□a□e □a□a Arrived a□E□□: 09□07□2004
□a□e □ade A□ive in □epor□: 10□12□2004
Number o□□ay□ □o □pda□e: 35

Sour□e: Cali□ornia □e□ional □ a□er □uali□y Con□rol Board, La□on□an □e□ion
□elep□one: 530□542□5574
La□□E□□ Con□a□□: 0□□15□2011
Ne□□S□□eduled E□□ Con□a□□: 11□2□□2011
□a□a □elea□e □requen□y: No □pda□e □lanned

SLIC □EG 7: SLIC Li□□
□□e SLIC □Spill□, Lea□□, Inve□i□a□ion□and Cleanup□pro□ram i□de□i□ned □o pro□e□□and re□□ore □a□er quali□y □rom □pill□, lea□□, and □imilar di□□ar□e□.

□a□e o□Governmen□□er□ion: 11□24□2004
□a□e □a□a Arrived a□E□□: 11□29□2004
□a□e □ade A□ive in □epor□: 01□04□2005
Number o□□ay□ □o □pda□e: 36

Sour□e: Cali□ornia □e□ional □uali□y Con□rol Board, Colorado □iver Ba□in □e□ion
□elep□one: 760□346□7491
La□□E□□ Con□a□□: 0□□01□2011
Ne□□S□□eduled E□□ Con□a□□: 11□14□2011
□a□a □elea□e □requen□y: No □pda□e □lanned

SLIC □EG □: Spill□, Lea□□, Inve□i□a□ion □ Cleanup Co□□□e□overy Li□in□
□□e SLIC □Spill□, Lea□□, Inve□i□a□ion□and Cleanup□pro□ram i□de□i□ned □o pro□e□□and re□□ore □a□er quali□y □rom □pill□, lea□□, and □imilar di□□ar□e□.

□a□e o□Governmen□□er□ion: 04□03□200□
□a□e □a□a Arrived a□E□□: 04□03□200□
□a□e □ade A□ive in □epor□: 04□14□200□
Number o□□ay□ □o □pda□e: 11

Sour□e: Cali□ornia □e□ion □ a□er □uali□y Con□rol Board San□a Ana □e□ion □□□
□elep□one: 951□7□2□329□
La□□E□□ Con□a□□: 09□12□2011
Ne□□S□□eduled E□□ Con□a□□: 12□26□2011
□a□a □elea□e □requen□y: Semi□Annually

SLIC □EG 9: Spill□, Lea□□, Inve□i□a□ion □ Cleanup Co□□□e□overy Li□in□
□□e SLIC □Spill□, Lea□□, Inve□i□a□ion□and Cleanup□pro□ram i□de□i□ned □o pro□e□□and re□□ore □a□er quali□y □rom □pill□, lea□□, and □imilar di□□ar□e□.

□a□e o□Governmen□□er□ion: 09□10□2007
□a□e □a□a Arrived a□E□□: 09□11□2007
□a□e □ade A□ive in □epor□: 09□2□□2007
Number o□□ay□ □o □pda□e: 17

Sour□e: Cali□ornia □e□ional □ a□er □uali□y Con□rol Board San □ie□o □e□ion □9□
□elep□one: □5□467□29□0
La□□E□□ Con□a□□: 0□0□2011
Ne□□S□□eduled E□□ Con□a□□: 11□21□2011
□a□a □elea□e □requen□y: Annually

IN□IAN L□S□ □4: Lea□in□ □nder□round S□ora□e □an□□on Indian Land
L□S□□on Indian land in □lorida, □i□i□□ippi and Nor□□ Carolina.

□a□e o□Governmen□□er□ion: 12□14□2011
□a□e □a□a Arrived a□E□□: 12□15□2011
□a□e □ade A□ive in □epor□□: 01□10□2012
Number o□□ay□ □o □pda□e: 26
Sour□e: E□A □e□ion 4
□elep□one: 404□562□□677
La□□E□□ Con□a□□: 01□30□2012
Ne□□S□□eduled E□□ Con□a□□: 05□14□2012
□a□a □elea□e □requen□y: Semi□Annually

IN□IAN L□S□ □9: Lea□in□ □nder□round S□ora□e □an□□on Indian Land
L□S□□on Indian land in Ari□ona, Cali□ornia, Ne□ □e□i□o and Nevada

□a□e o□Governmen□□er□ion: 12□05□2011
□a□e □a□a Arrived a□E□□: 12□07□2011
□a□e □ade A□ive in □epor□□: 01□10□2012
Number o□□ay□ □o □pda□e: 34
Sour□e: Environmen□al □ro□e□ion A□en□y
□elep□one: 415□972□3372
La□□E□□ Con□a□□: 01□30□2012
Ne□□S□□eduled E□□ Con□a□□: 05□14□2012
□a□a □elea□e □requen□y: □uar□erly

IN□IAN L□S□ □10: Lea□in□ □nder□round S□ora□e □an□□on Indian Land
L□S□□on Indian land in Ala□□a, Ida□o, Ore□on and □ a□□in□□on.

□a□e o□Governmen□□er□ion: 11□02□2011
□a□e □a□a Arrived a□E□□: 11□04□2011
□a□e □ade A□ive in □epor□□: 11□11□2011
Number o□□ay□ □o □pda□e: 7
Sour□e: E□A □e□ion 10
□elep□one: 206□553□2□57
La□□E□□ Con□a□□: 01□30□2012
Ne□□S□□eduled E□□ Con□a□□: 05□14□2012
□a□a □elea□e □requen□y: □uar□erly

IN□IAN L□S□ □1: Lea□in□ □nder□round S□ora□e □an□□on Indian Land
A li□in□ o□lea□in□ under□round □ora□e □an□lo□a□ion□on Indian Land.

□a□e o□Governmen□□er□ion: 10□01□2011
□a□e □a□a Arrived a□E□□: 11□01□2011
□a□e □ade A□ive in □epor□□: 11□11□2011
Number o□□ay□ □o □pda□e: 10
Sour□e: E□A □e□ion 1
□elep□one: 617□91□□1313
La□□E□□ Con□a□□: 02□03□2012
Ne□□S□□eduled E□□ Con□a□□: 05□14□2012
□a□a □elea□e □requen□y: □arie□

IN□IAN L□S□ □6: Lea□in□ □nder□round S□ora□e □an□□on Indian Land
L□S□□on Indian land in Ne□ □e□i□o and O□la□oma.

□a□e o□Governmen□□er□ion: 09□12□2011
□a□e □a□a Arrived a□E□□: 09□13□2011
□a□e □ade A□ive in □epor□□: 11□11□2011
Number o□□ay□ □o □pda□e: 59
Sour□e: E□A □e□ion 6
□elep□one: 214□665□6597
La□□E□□ Con□a□□: 01□30□2012
Ne□□S□□eduled E□□ Con□a□□: 05□14□2012
□a□a □elea□e □requen□y: □arie□

IN□IAN L□S□ □7: Lea□in□ □nder□round S□ora□e □an□□on Indian Land
L□S□□on Indian land in Io□a, □an□a□, and Nebra□□a

□a□e o□Governmen□□er□ion: 11□01□2011
□a□e □a□a Arrived a□E□□: 11□21□2011
□a□e □ade A□ive in □epor□□: 01□10□2012
Number o□□ay□ □o □pda□e: 50
Sour□e: E□A □e□ion 7
□elep□one: 913□551□7003
La□□E□□ Con□a□□: 01□30□2012
Ne□□S□□eduled E□□ Con□a□□: 05□14□2012
□a□a □elea□e □requen□y: □arie□

IN□IAN L□S□ □□: Lea□in□ □nder□round S□ora□e □an□□on Indian Land
L□S□□on Indian land in Colorado, □on□ana, Nor□□ □a□o□a, Sou□□ □a□o□a, □□a□ and □ yomin□.

□a□e o□Governmen□□er□ion: 0□□1□□2011
□a□e □a□a Arrived a□E□□: 0□□19□2011
□a□e □ade A□ive in □epor□□: 09□13□2011
Number o□□ay□ □o □pda□e: 25
Sour□e: E□A □e□ion □
□elep□one: 303□312□6271
La□□E□□ Con□a□□: 01□30□2012
Ne□□S□□eduled E□□ Con□a□□: 05□14□2012
□a□a □elea□e □requen□y: □uar□erly

State and tribal registered storage tank lists

□S□: A□ive □S□ □a□ili□ie□
A□ive □S□ □a□ili□ie□ □a□□ered □rom □□e lo□al re□ula□ory a□en□ie□

□a□e o□Governmen□□er□ion: 01□20□2012
□a□e □a□a Arrived a□E□□: 01□20□2012
□a□e □ade A□ive in □epor□□: 02□22□2012
Number o□□ay□ □o □pda□e: 33
Sour□e: S□ □CB
□elep□one: 916□4□0□102□
La□□E□□ Con□a□□: 03□21□2012
Ne□□S□□eduled E□□ Con□a□□: 07□02□2012
□a□a □elea□e □requen□y: Semi□Annually

AS□: Above□round □e□roleum S□ora□e □an□ □a□ili□ie□
□e□□ered Above□round S□ora□e □an□□.

□a□e o□Governmen□□er□ion: 0□□01□2009
□a□e □a□a Arrived a□E□□: 09□10□2009
□a□e □ade A□ive in □epor□□: 10□01□2009
Number o□□ay□ □o □pda□e: 21
Sour□e: S□a□e □ a□er □e□our□e□Con□rol Board
□elep□one: 916□341□5712
La□□E□□ Con□a□□: 01□23□2012
Ne□□S□□eduled E□□ Con□a□□: 04□23□2012
□a□a □elea□e □requen□y: □uar□erly

IN□IAN □S□ □1: □nder□round S□ora□e □an□□on Indian Land
□□e Indian □nder□round S□ora□e □an□ □□S□□da□aba□e provide□in□orma□ion abou□under□round □□ora□e □an□□on Indian land in E□A □e□ion 1 □Conne□i□u□, □aine, □a□□a□□u□e□□, Ne□ □amp□□ire, □□ode I□land, □ermon□and □en □ribal Na□ion□□.

□a□e o□Governmen□□er□ion: 10□01□2011
□a□e □a□a Arrived a□E□□: 11□01□2011
□a□e □ade A□ive in □epor□□: 11□11□2011
Number o□□ay□ □o □pda□e: 10
Sour□e: E□A, □e□ion 1
□elep□one: 617□91□□1313
La□□E□□ Con□a□□: 02□03□2012
Ne□□S□□eduled E□□ Con□a□□: 05□14□2012
□a□a □elea□e □requen□y: □arie□

IN□IAN □S□ □6: □nder□round S□ora□e □an□□on Indian Land
□□e Indian □nder□round S□ora□e □an□ □□S□□da□aba□e provide□in□orma□ion abou□under□round □□ora□e □an□□on Indian land in E□A □e□ion 6 □Lou□iana, Ar□an□a□, O□la□oma, Ne□ □e□i□o, □e□a□and 65 □ribe□□.

□a□e o□Governmen□□er□ion: 05□10□2011
□a□e □a□a Arrived a□E□□: 05□11□2011
□a□e □ade A□ive in □epor□□: 06□14□2011
Number o□□ay□ □o □pda□e: 34
Sour□e: E□A □e□ion 6
□elep□one: 214□665□7591
La□□E□□ Con□a□□: 01□30□2012
Ne□□S□□eduled E□□ Con□a□□: 05□14□2012
□a□a □elea□e □requen□y: Semi□Annually

IN□IAN □S□ □10: □nder□round S□ora□e □an□□on Indian Land
□□e Indian □nder□round S□ora□e □an□ □□S□□da□aba□e provide□in□orma□ion abou□under□round □□ora□e □an□□on Indian land in E□A □e□ion 10 □Ala□□a, Ida□o, Ore□on, □ a□□in□□on, and □ribal Na□ion□□.

□a□e o□Governmen□□er□ion: 11□02□2011
□a□e □a□a Arrived a□E□□: 11□04□2011
□a□e □ade A□ive in □epor□□: 11□11□2011
Number o□□ay□ □o □pda□e: 7
Sour□e: E□A □e□ion 10
□elep□one: 206□553□2□57
La□□E□□ Con□a□□: 01□30□2012
Ne□□S□□eduled E□□ Con□a□□: 05□14□2012
□a□a □elea□e □requen□y: □uar□erly

IN□IAN □S□ □7: □nder□round S□ora□e □an□□on Indian Land
□□e Indian □nder□round S□ora□e □an□ □□S□□da□aba□e provide□in□orma□ion abou□under□round □□ora□e □an□□on Indian land in E□A □e□ion 7 □lo□a, □an□a□, □i□□ouri, Nebra□□a, and 9 □ribal Na□ion□□.

□a□e o□Governmen□□er□ion: 11□01□2011
□a□e □a□a Arrived a□E□□: 11□21□2011
□a□e □ade A□ive in □epor□□: 01□10□2012
Number o□□ay□ □o □pda□e: 50
Sour□e: E□A □e□ion 7
□elep□one: 913□551□7003
La□□E□□ Con□a□□: 01□30□2012
Ne□□S□□eduled E□□ Con□a□□: 05□14□2012
□a□a □elea□e □requen□y: □arie□

IN□IAN □S□ □9: □nder□round S□ora□e □an□□on Indian Land
□□e Indian □nder□round S□ora□e □an□ □□S□□da□aba□e provide□in□orma□ion abou□under□round □ora□e □an□□on Indian land in E□A □e□ion 9 □Ari□ona, Cali□ornia, □a□aii, Nevada, □□e □a□i□i□land□, and □ribal Na□ion□□.

□a□e o□Governmen□□er□ion: 11□2□2011
□a□e □a□a Arrived a□E□□: 11□29□2011
□a□e □ade A□ive in □epor□□: 01□10□2012
Number o□□ay□ o □pda□e: 42

Sour□e: E□A □e□ion 9
□elep□one: 415□972□336□
La□□E□□ Con□a□□: 01□30□2012
Ne□□S□□eduled E□□ Con□a□□: 05□14□2012
□a□a □elea□e □requen□y: □uar□erly

IN□IAN □S□ □□: □nder□round S□ora□e □an□□on Indian Land
□□e Indian □nder□round S□ora□e □an□ □□S□□da□aba□e provide□in□orma□ion abou□under□round □ora□e □an□□on Indian land in E□A □e□ion □ □Colorado, □on□ana, Nor□□ □a□o□a, Sou□□ □a□o□a, □□a□, □ yomin□ and 27 □ribal Na□ion□□.

□a□e o□Governmen□□er□ion: 0□□1□2011
□a□e □a□a Arrived a□E□□: 0□□19□2011
□a□e □ade A□ive in □epor□□: 09□13□2011
Number o□□ay□ o □pda□e: 25

Sour□e: E□A □e□ion □
□elep□one: 303□312□6137
La□□E□□ Con□a□□: 01□30□2012
Ne□□S□□eduled E□□ Con□a□□: 05□14□2012
□a□a □elea□e □requen□y: □uar□erly

IN□IAN □S□ □4: □nder□round S□ora□e □an□□on Indian Land
□□e Indian □nder□round S□ora□e □an□ □□S□□da□aba□e provide□in□orma□ion abou□under□round □ora□e □an□□on Indian land in E□A □e□ion 4 □Alabama, □lorida, Geor□ia, □en□u□y, □i□□i□□ippi, Nor□□ Carolina, Sou□□ Carolina, □enne□□ee and □ribal Na□ion□□

□a□e o□Governmen□□er□ion: 12□14□2011
□a□e □a□a Arrived a□E□□: 12□15□2011
□a□e □ade A□ive in □epor□□: 01□10□2012
Number o□□ay□ o □pda□e: 26

Sour□e: E□A □e□ion 4
□elep□one: 404□562□9424
La□□E□□ Con□a□□: 01□30□2012
Ne□□S□□eduled E□□ Con□a□□: 05□14□2012
□a□a □elea□e □requen□y: Semi□Annually

IN□IAN □S□ □5: □nder□round S□ora□e □an□□on Indian Land
□□e Indian □nder□round S□ora□e □an□ □□S□□da□aba□e provide□in□orma□ion abou□under□round □ora□e □an□□on Indian land in E□A □e□ion 5 □□i□□i□an, □inne□o□a and □ i□□on□in and □ribal Na□ion□□.

□a□e o□Governmen□□er□ion: 07□01□2011
□a□e □a□a Arrived a□E□□: 0□□26□2011
□a□e □ade A□ive in □epor□□: 09□13□2011
Number o□□ay□ o □pda□e: 1□

Sour□e: E□A □e□ion 5
□elep□one: 312□□□6□6136
La□□E□□ Con□a□□: 01□30□2012
Ne□□S□□eduled E□□ Con□a□□: 05□14□2012
□a□a □elea□e □requen□y: □arie□

□E□A □S□: □nder□round S□ora□e □an□Li□in□
A li□in□ o□all □E□A o□ned under□round □ora□e □an□□.

□a□e o□Governmen□□er□ion: 01□01□2010
□a□e □a□a Arrived a□E□□: 02□16□2010
□a□e □ade A□ive in □epor□□: 04□12□2010
Number o□□ay□ o □pda□e: 55

Sour□e: □E□A
□elep□one: 202□646□5797
La□□E□□ Con□a□□: 04□10□2012
Ne□□S□□eduled E□□ Con□a□□: 07□30□2012
□a□a □elea□e □requen□y: □arie□

State and tribal voluntary cleanup sites

□C□: □olun□ary Cleanup □ro□ram □roper□ie□
Con□ain□lo□ □□rea□level proper□ie□ □i□□ei□□er □on□irmed or un□on□irmed relea□e□ and □□e pro□e□□proponen□□ □ave reque□□□a□□□SC over□ee inve□i□a□ion and□or □leanup a□ivi□ie□ and □ave a□reed □o provide □overa□e □or □□SC□□ o□□□.

□a□e o□Governmen□□er□ion: 03□14□2012
□a□e □a□a Arrived a□E□□: 03□15□2012
□a□e □ade A□ive in □epor□□: 04□02□2012
Number o□□ay□ o □pda□e: 1□

Sour□e: □epar□men□o□□o□i□Sub□an□e□Con□rol
□elep□one: 916□323□3400
La□□E□□ Con□a□□: 03□15□2012
Ne□□S□□eduled E□□ Con□a□□: 05□21□2012
□a□a □elea□e □requen□y: □uar□erly

IN□IAN □C□ □7: □olun□ary Cleanup □riori□y Li□in□
A li□in□ o□volun□ary □leanup priori□y □i□e□lo□a□ed on Indian Land lo□a□ed in □e□ion 7.

□a□e o□Governmen□□er□ion: 03□20□200□
□a□e □a□a Arrived a□E□□: 04□22□200□
□a□e □ade A□ive in □epor□: 05□19□200□
Number o□□ay□ o □pda□e: 27

Sour□e: E□A, □e□ion 7
□elep□one: 913□551□7365
La□□E□□ Con□a□: 04□20□2009
Ne□□S□□eduled E□□ Con□a□: 07□20□2009
□a□a □elea□e □requen□y: □arie□

IN□IAN □C□ □1: □olun□ary Cleanup □riori□y Li□in□
A li□in□ o□volun□ary □leanup priori□y □i□e□lo□a□ed on Indian Land lo□a□ed in □e□ion 1.

□a□e o□Governmen□□er□ion: 0□04□2011
□a□e □a□a Arrived a□E□□: 10□04□2011
□a□e □ade A□ive in □epor□: 11□11□2011
Number o□□ay□ o □pda□e: 3□

Sour□e: E□A, □e□ion 1
□elep□one: 617□91□□1102
La□□E□□ Con□a□: 04□03□2012
Ne□□S□□eduled E□□ Con□a□: 07□16□2012
□a□a □elea□e □requen□y: □arie□

ADD□T□ONAL □N□□RONM□NTAL R□CORDS

Local Brownfield lists

□S B□O□ N□IEL□S: A Li□in□ o□Bro□n□ield□ Si□e□
Bro□n□ield□ are real prope□y, □□e e□pan□ion, redevelopmen□, or reu□e o□□ i□□ may be □ompli□a□ed by □□e pre□en□e or po□en□ial pre□en□e o□a □a□ardou□ □ub□an□e, pollu□an□, or □on□aminan□. Cleanin□ up and reinve□in□ in □□e□e prope□ie□ □a□e□ developmen□ pre□□ure o□ □o undeveloped, open land, and bo□□ improve□ and pro□e□□ □□e environmen□. A□□e□□me□□, Cleanup and □edevelopmen□ E□□□an□e Sy□□em □AC□ES□□ore in□orma□ion repor□ed by E□A Bro□n□ield□ □ran□re□ipien□□ on bro□n□ield□ prope□ie□ a□□e□□ed or □leaned up □i□□ □ran□undin□ a□□ □ell a□ in□orma□ion on □ar□e□ed Bro□n□ield□ A□□e□□men□□ per□ormed by E□A □e□ion□. A li□in□ o□ AC□ES Bro□n□ield □i□e i□ ob□ained □rom Cleanup□ in □y Communi□y. Cleanup□ in □y Communi□y provide□ in□orma□ion on Bro□n□ield□ prope□ie□ □or □□i□□ in□orma□ion i□ repor□ed ba□□ o E□A, a□□ □ell a□ area□ □erved by Bro□n□ield□ □ran□ pro□ram□.

□a□e o□Governmen□□er□ion: 06□27□2011
□a□e □a□a Arrived a□E□□: 06□27□2011
□a□e □ade A□ive in □epor□: 09□13□2011
Number o□□ay□ o □pda□e: 7□

Sour□e: Environmen□al □ro□e□ion A□en□y
□elep□one: 202□566□2777
La□□E□□ Con□a□: 04□03□2012
Ne□□S□□eduled E□□ Con□a□: 07□09□2012
□a□a □elea□e □requen□y: Semi□Annually

Local Lists of Landfill / Solid Waste Disposal Sites

O□I: Open □ump Inven□ory
An open dump i□ de□ined a□ a di□po□al □a□ili□ □a□doe□ no□□omply □i□ one or more o□□e □ar□257 or □ar□25□ Sub□i□le □ Cri□eria.

□a□e o□Governmen□□er□ion: 06□30□19□5
□a□e □a□a Arrived a□E□□: 0□09□2004
□a□e □ade A□ive in □epor□: 09□17□2004
Number o□□ay□ o □pda□e: 39

Sour□e: Environmen□al □ro□e□ion A□en□y
□elep□one: □00□424□9346
La□□E□□ Con□a□: 06□09□2004
Ne□□S□□eduled E□□ Con□a□: N□A
□a□a □elea□e □requen□y: No □pda□e □lanned

□EB□IS □EGION 9: □orre□□ar□ine□ □e□erva□ion Ille□al □ump Si□e Lo□a□ion□
A li□in□ o□ille□al dump □i□e lo□a□ion on □□e □orre□□ar□ine□Indian □e□erva□ion lo□a□ed in ea□□ern □iver□ide Coun□y and nor□□ern Imperial Coun□y, Cali□ornia.

□a□e o□Governmen□□er□ion: 01□12□2009
□a□e □a□a Arrived a□E□□: 05□07□2009
□a□e □ade A□ive in □epor□: 09□21□2009
Number o□□ay□ o □pda□e: 137

Sour□e: E□A, □e□ion 9
□elep□one: 415□947□4219
La□□E□□ Con□a□: 03□26□2012
Ne□□S□□eduled E□□ Con□a□: 07□09□2012
□a□a □elea□e □requen□y: No □pda□e □lanned

□ □ □□S□S□ A□: □a□e □ana□emen□□ni□□a□aba□e
□a□e □ana□emen□□ni□□a□aba□e Sy□em. □ □ □□S i□u□ed by □e S□a□e □a□er □e□our□e□ Con□rol Board □a□ and □e □e□ional □a□er □uali□y Con□rol Board□ □or pro□ram □a□□in□ and inven□ory o□□a□e mana□emen□uni□. □ □ □□S i□ □ompo□ed o□□e □ollo□in□ da□aba□e□: □a□ili□y In□orma□ion, S□□eduled In□pe□ion□In□orma□ion, □a□e □ana□emen□□ni□In□orma□ion, S□ A□ □ro□ram In□orma□ion, S□ A□ □epor□Summary In□orma□ion, S□ A□ □epor□Summary □a□a, C□ap□er 15 □ormerly Sub□□ap□er 15□In□orma□ion, C□ap□er 15 □oni□orin□ □arame□er□, □□CA □ro□ram In□orma□ion, □C□A □ro□ram In□orma□ion, Clo□ure In□orma□ion, and In□ere□ed □ar□e□In□orma□ion.

□a□e o□Governmen□□er□ion: 04□01□2000
□a□e □a□a Arrived a□E□□: 04□10□2000
□a□e □ade A□ive in □epor□: 05□10□2000
Number o□□ay□ □o □pda□e: 30

Sour□e: S□a□e □a□er □e□our□e□ Con□rol Board
□elep□one: 916□227□444□
La□□E□□ Con□a□□: 02□13□2012
Ne□□S□□eduled E□□ Con□a□□: 05□2□□2012
□a□a □elea□e □requen□y: No □pda□e □lanned

S□ □C□: □e□y□ler □a□aba□e
A li□in□ o□re□y□lin□ □a□ili□ie□ in Cali□ornia.

□a□e o□Governmen□□er□ion: 12□12□2011
□a□e □a□a Arrived a□E□□: 12□19□2011
□a□e □ade A□ive in □epor□: 01□19□2012
Number o□□ay□ □o □pda□e: 31

Sour□e: □epar□men□o□ Con□erva□ion
□elep□one: 916□323□3□36
La□□E□□ Con□a□□: 03□21□2012
Ne□□S□□eduled E□□ Con□a□□: 07□02□2012
□a□a □elea□e □requen□y: □uar□erly

□A□LE□S: □e□i□ered □ a□e □ire □auler□Li□in□
A li□in□ o□re□i□ered □a□e □ire □auler□.

□a□e o□Governmen□□er□ion: 01□20□2012
□a□e □a□a Arrived a□E□□: 01□24□2012
□a□e □ade A□ive in □epor□: 02□21□2012
Number o□□ay□ □o □pda□e: 2□

Sour□e: In□e□ra□ed □ a□e □ana□emen□Board
□elep□one: 916□341□6422
La□□E□□ Con□a□□: 04□02□2012
Ne□□S□□eduled E□□ Con□a□□: 06□04□2012
□a□a □elea□e □requen□y: □arie□

IN□IAN O□I: □epor□on □e S□a□u□o□Open □ump□on Indian Land□
Lo□a□ion o□open dump□on Indian land.

□a□e o□Governmen□□er□ion: 12□31□199□
□a□e □a□a Arrived a□E□□: 12□03□2007
□a□e □ade A□ive in □epor□: 01□24□200□
Number o□□ay□ □o □pda□e: 52

Sour□e: Environmen□al □ro□e□ion A□en□y
□elep□one: 703□30□□□245
La□□E□□ Con□a□□: 02□06□2012
Ne□□S□□eduled E□□ Con□a□□: 05□21□2012
□a□a □elea□e □requen□y: □arie□

Local Lists of Hazardous waste / Contaminated Sites

□S C□L: Clande□ine □ru□ Lab□
A li□in□ o□□lande□ine dru□ lab lo□a□ion□. □□e □.S. □epar□men□o□□u□i□e □□□e □epar□men□□□provide□ □□i□ □eb □i□e a□a publi□ □ervi□e. I□□on□ain□addre□□e□o□□ome lo□a□ion□□□ere la□ en□or□emen□a□en□ie□repor□ed □ey □ound □□emi□al□or o□□er i□em□ □a□indi□a□ed □□e pre□en□e o□ei□□er □lande□ine dru□ labora□orie□or dump□i□e□. In mo□□a□e□, □e □our□e o□□e en□rie□ i□no□□e □epar□men□, and □e □epar□men□□a□no□veri□ied □e en□y and doe□no□□uaran□ee i□□a□□ura□y. □ember□o□□e publi□mu□□veri□y □e a□□ura□y o□all en□rie□by, □or e□ample, □on□a□in□lo□al la□ en□or□emen□and lo□al □eal□□depar□men□□.

□a□e o□Governmen□□er□ion: 10□07□2011
□a□e □a□a Arrived a□E□□: 12□09□2011
□a□e □ade A□ive in □epor□: 01□10□2012
Number o□□ay□ □o □pda□e: 32

Sour□e: □ru□ En□or□emen□Admini□ra□ion
□elep□one: 202□307□1000
La□□E□□ Con□a□□: 03□06□2012
Ne□□S□□eduled E□□ Con□a□□: 06□1□□2012
□a□a □elea□e □requen□y: □uar□erly

□IS□ CAL□SI□ES: Cal□i□□ da□aba□e
□□e Cal□i□ da□aba□e □onain□ po□en□ial or □onirmed □a□ardou□ □ub□an□e relea□e proper□ie□. In 1996, Cali□ornia E□A reevalua□ed and □i□ni□i□an□y redu□ed □□e number o□□i□e□ in □□e Cal□i□ da□aba□e. No lon□er upda□ed by □□e □a□e a□en□y. I□□a□ been repla□ed by EN□I□OS□O□.

□a□e o□Governmen□□er□ion: 0□/0□/2005
□a□e □a□a Arrived a□E□□: 0□/03/2006
□a□e □ade A□ive in □epor□: 0□/24/2006
Number o□□ay□ o□pda□e: 21

Sour□e: □epar□men□o□□o□i□Sub□an□e Con□rol
□elep□one: 916/323-3400
La□□E□□ Con□a□: 02/23/2009
Ne□□S□□eduled E□□ Con□a□: 05/25/2009
□a□a □elea□e □requen□y: No □pda□e □lanned

SC□: S□□ool □roper□y Evalua□ion □ro□ram
□□i□□a□e□ory □on□ain□propo□ed and e□i□in□ □□□ool □i□e□□a□are bein□evalua□ed by □□SC □or po□□ible □a□ardou□ ma□erial□ □on□amina□ion. In □ome □a□e□, □□e□e proper□ie□ may be li□□ed in □□e CalSi□e□ □a□e□ory dependin□ on □□e level o□□□rea□□o publi□ □eal□□ and □a□e□y or □□e environmen□□□ey po□e.

□a□e o□Governmen□□er□ion: 03/14/2012
□a□e □a□a Arrived a□E□□: 03/15/2012
□a□e □ade A□ive in □epor□: 04/02/2012
Number o□□ay□ o□pda□e: 1□

Sour□e: □epar□men□o□□o□i□Sub□an□e□Con□rol
□elep□one: 916/323-3400
La□□E□□ Con□a□: 03/15/2012
Ne□□S□□eduled E□□ Con□a□: 05/21/2012
□a□a □elea□e □requen□y: □uar□erly

□O□IC □I□S: □o□i□□i□Cleanup A□□Si□e□
□o□i□□I□S Cleanup A□□Si□e□. □O□IC □I□S iden□i□ie□ □i□e□ □u□pe□ed o□□on□ainin□ □a□ardou□ □ub□an□e□□□ere □leanup □a□no□ye□been □omple□ed.

□a□e o□Governmen□□er□ion: 07/01/1995
□a□e □a□a Arrived a□E□□: 0□/30/1995
□a□e □ade A□ive in □epor□: 09/26/1995
Number o□□ay□ o□pda□e: 27

Sour□e: S□a□e □ a□er □e□our□e□Con□rol Board
□elep□one: 916/227-4364
La□□E□□ Con□a□: 01/26/2009
Ne□□S□□eduled E□□ Con□a□: 04/27/2009
□a□a □elea□e □requen□y: No □pda□e □lanned

C□L: Clande□ine □ru□ Lab□
A li□in□o□dru□ lab lo□a□ion□ Li□in□o□a lo□a□ion in □□i□da□aba□e doe□no□indi□a□e □□a□any ille□al dru□ lab ma□erial□ □ere or □ere no□pre□en□□ere, and doe□no□□on□inue a de□ermina□ion □a□□□e lo□a□ion ei□□er require□or doe□no□require addi□ional □leanup □or□.

□a□e o□Governmen□□er□ion: 12/31/2011
□a□e □a□a Arrived a□E□□: 02/14/2012
□a□e □ade A□ive in □epor□: 02/21/2012
Number o□□ay□ o□pda□e: 7

Sour□e: □epar□men□o□□o□i□Sub□an□e□Con□rol
□elep□one: 916/255-6504
La□□E□□ Con□a□: 04/02/2012
Ne□□S□□eduled E□□ Con□a□: 07/16/2012
□a□a □elea□e □requen□y: □arie□

□S □IS□ C□L: Na□ional Clande□ine Labora□ory □e□i□er
A li□in□o□□lande□ine dru□ lab lo□a□ion□ □□e □.S. □epar□men□o□□u□i□e □□□e □epar□men□□provide□ □□i□ □eb □i□e a□a publi□ □ervi□e. I□□on□ain□addre□□e□o□□ome lo□a□ion□□□ere la□ en□or□emen□a□en□ie□repor□ed □ey □ound □□emi□al□or o□□er i□em□□a□indi□a□ed □□e pre□en□e o□ei□□er □lande□ine dru□ labora□orie□or dump□i□e□. In mo□□a□e□, □□e □our□e o□□□e en□rie□i□no□□□e □epar□men□, and □□e □epar□men□□a□no□veri□ied □□e en□ry and doe□no□□uaran□ee i□□a□□ura□y. □ember□o□□□e publi□mu□□veri□y □□e a□□ura□y o□all en□rie□by, □or e□ample, □on□a□in□lo□al la□ en□or□emen□and lo□al □eal□□ depar□men□□.

□a□e o□Governmen□□er□ion: 09/01/2007
□a□e □a□a Arrived a□E□□: 11/19/200□
□a□e □ade A□ive in □epor□: 03/30/2009
Number o□□ay□ o□pda□e: 131

Sour□e: □ru□ En□or□emen□Admini□ra□ion
□elep□one: 202/307-1000
La□□E□□ Con□a□: 03/23/2009
Ne□□S□□eduled E□□ Con□a□: 06/22/2009
□a□a □elea□e □requen□y: No □pda□e □lanned

Local Lists of Registered Storage Tanks

CA □I□ □S□: □a□ili□ Inven□ory □a□aba□e
□□e □a□ili□ Inven□ory □a□aba□e □I□□□on□ain□a □i□□ori□al li□in□o□a□ive and ina□ive under□round □ora□e □an□lo□a□ion□□rom □□e S□a□e □ a□er □e□our□e Con□rol Board. □e□er □o lo□al□oun□ □our□e □or □urren□da□a.

□a□e o□Governmen□□er□ion: 10/31/1994
□a□e □a□a Arrived a□E□□: 09/05/1995
□a□e □ade A□ive in □epor□: 09/29/1995
Number o□□ay□ o□pda□e: 24

Sour□e: Cali□ornia Environmen□al □ro□e□□ion A□en□
□elep□one: 916/341-5□51
La□□E□□ Con□a□: 12/2□/199□
Ne□□S□□eduled E□□ Con□a□: N/A
□a□a □elea□e □requen□y: No □pda□e □lanned

□S□ □EN□OCINO: □endo□ino Coun□y □S□ □a□aba□e
A li□in□ o□ under□round □ora□e an□lo□a□ion□ in □endo□ino Coun□y.

□a□e o□ Governmen□□er□ion: 09□23□2009
□a□e □a□a Arrived a□ E□□: 09□23□2009
□a□e □ade A□ive in □epor□: 10□01□2009
Number o□□ay□ o□ □pda□e: □
Sour□e: □epar□men□ o□□ubli□ □eal□
□elep□one: 707□463□4466
La□□ E□□ Con□a□: 12□05□2012
Ne□□ S□□eduled E□□ Con□a□: 06□1□□2012
□a□a □elea□e □requen□y: Annually

□IS□ □S□: □a□ardou□ Sub□an□e S□ora□e Con□ainer □a□aba□e
□□e □a□ardou□ Sub□an□e S□ora□e Con□ainer □a□aba□e i□a □i□ori□al li□in□ o□□S□ □i□e. □e□er □o lo□al□oun□ □our□e □or □urren□da□a.

□a□e o□ Governmen□□er□ion: 10□15□1990
□a□e □a□a Arrived a□ E□□: 01□25□1991
□a□e □ade A□ive in □epor□: 02□12□1991
Number o□□ay□ o□ □pda□e: 1□
Sour□e: S□a□e □ a□er □e□our□e□ Con□rol Board
□elep□one: 916□341□5□51
La□□ E□□ Con□a□: 07□26□2001
Ne□□ S□□eduled E□□ Con□a□: N□A
□a□a □elea□e □requen□y: No □pda□e □lanned

S□ EE□S □S□: S□ EE□S □S□ Li□in□
S□a□e□ide Environmen□al Evalua□ion and □lannin□ Sy□□em. □□i□ under□round □ora□e an□li□in□ □a□ upda□ed and main□ained by a □ompany □on□a□ed by □□e S□ □CB in □□e early 1990□. □□e li□in□ i□no lon□er upda□ed or main□ained. □□e lo□al a□en□y i□ □□e □on□a□□or more in□orma□ion on a □i□e on □□e S□ EE□S li□.

□a□e o□ Governmen□□er□ion: 06□01□1994
□a□e □a□a Arrived a□ E□□: 07□07□2005
□a□e □ade A□ive in □epor□: 0□11□2005
Number o□□ay□ o□ □pda□e: 35
Sour□e: S□a□e □ a□er □e□our□e□ Con□rol Board
□elep□one: N□A
La□□ E□□ Con□a□: 06□03□2005
Ne□□ S□□eduled E□□ Con□a□: N□A
□a□a □elea□e □requen□y: No □pda□e □lanned

Local Land Records

LIENS 2: CE□CLA Lien In□orma□ion
A □ederal CE□CLA □Super□und□lien □an e□i□□by opera□ion o□la□ a□any □i□e or proper□y a□□ i□□ E□A □a□ □pen□ Super□und monie□. □□e□e monie□ are □pen□o inve□i□a□e and addre□□ rele□a□e□ and □□rea□ened rele□a□e□o□□on□amina□ion. CE□CLIS provide□in□orma□ion a□□o □□e iden□i□y o□□□e□e □i□e□ and proper□ie□.

□a□e o□ Governmen□□er□ion: 09□09□2011
□a□e □a□a Arrived a□ E□□: 09□16□2011
□a□e □ade A□ive in □epor□: 09□29□2011
Number o□□ay□ o□ □pda□e: 13
Sour□e: Environmen□al □ro□e□ion A□en□y
□elep□one: 202□564□6023
La□□ E□□ Con□a□: 01□30□2012
Ne□□ S□□eduled E□□ Con□a□: 05□14□2012
□a□a □elea□e □requen□y: □arie□

L□CIS: Land □□e Con□rol In□orma□ion Sy□□em
L□CIS □on□ain□re□ord□ o□land u□e □on□rol in□orma□ion per□inin□ □o □□e □ormer Navy Ba□e □eali□nmen□ and Clo□ure proper□ie□.

□a□e o□ Governmen□□er□ion: 12□09□2005
□a□e □a□a Arrived a□ E□□: 12□11□2006
□a□e □ade A□ive in □epor□: 01□11□2007
Number o□□ay□ o□ □pda□e: 31
Sour□e: □epar□men□ o□□□e Navy
□elep□one: □43□□20□7326
La□□ E□□ Con□a□: 04□03□2012
Ne□□ S□□eduled E□□ Con□a□: 06□04□2012
□a□a □elea□e □requen□y: □arie□

LIENS: Environmen□al Lien□Li□in□
A li□in□ o□ proper□y lo□a□ion□□i□ environmen□al lien□ □or Cali□ornia □□ere □□SC i□a lien □older.

□a□e o□ Governmen□□er□ion: 03□12□2012
□a□e □a□a Arrived a□ E□□: 03□13□2012
□a□e □ade A□ive in □epor□: 04□02□2012
Number o□□ay□ o□ □pda□e: 20
Sour□e: □epar□men□ o□□o□i□Sub□an□e□Con□rol
□elep□one: 916□323□3400
La□□ E□□ Con□a□: 03□12□2012
Ne□□ S□□eduled E□□ Con□a□: 06□25□2012
□a□a □elea□e □requen□y: □arie□

□EE□: □eed □e□ri□ion Li□in□
Si□e □i□i□a□ion and Bro□nfield□□eu□e □ro□ram □a□ili□ Si□e□□i□ □eed □e□ri□ion□□ □a□ardou□□ a□e □ana□emen□ □ro□ram □a□ili□ Si□e□□i□ □eed □Land □□e □e□ri□ion. □□e □□SC Si□e □i□i□a□ion and Bro□nfield□ □eu□e □ro□ram □S□B□□ li□□ in□lude□ □i□e□ □leaned up under □□e pro□ram□over□i□□□and □enerally doe□no□in□lude □urren□ or □ormer □a□ardou□□a□e a□ili□ie□□a□required a □a□ardou□□a□e a□ili□ permi□. □□e li□□repre□en□□deed re□□ri□□ion□□a□are a□□ive. Some □i□e□□ave mul□iple deed re□□ri□□ion□. □□e □□SC □a□ardou□□a□e □ana□emen□ □ro□ram □□□ □□□□a□developed a li□□o□□urren□or □ormer □a□ardou□□a□e a□ili□ie□□a□□ave a re□orded land u□e re□□ri□□ion a□□e lo□al □oun□y re□order□o□i□e. □□e land u□e re□□ri□□ion□on □□i□li□□□ere required by □□e □□SC □□ □□a□a re□ul□o□□□e pre□en□e o□□a□ardou□□ub□an□e□□a□remain on □i□e a□er □□e a□ili□ □or par□o□□□e a□ili□□a□been □lo□ed or □leaned up. □□e □ype□o□land u□e re□□ri□□ion in□lude deed no□i□e, deed re□□ri□□ion, or a land u□e re□□ri□□ion □a□bind□□urren□and □u□ure o□ner□.

□a□e o□Governmen□□er□ion: 03□12□2012
□a□e □a□a Arrived a□E□□: 03□13□2012
□a□e □ade A□ive in □epor□: 04□02□2012
Number o□□ay□□o □pda□e: 20

Sour□e: □epar□men□o□□o□Sub□an□e□Con□rol
□elep□one: 916□323□3400
La□□E□□ Con□a□□: 03□13□2012
Ne□□S□□eduled E□□ Con□a□□: 06□25□2012
□a□a □elea□e □requen□y: Semi□Annually

Records of Emergency Release Reports

□□I□S: □a□ardou□□a□erial□In□orma□ion □epor□in□Sy□em
□a□ardou□□a□erial□In□iden□□epor□Sy□em. □□I□S □on□ain□□a□ardou□ma□erial □pill in□iden□□repor□ed □o □O□.

□a□e o□Governmen□□er□ion: 10□04□2011
□a□e □a□a Arrived a□E□□: 10□04□2011
□a□e □ade A□ive in □epor□: 11□11□2011
Number o□□ay□□o □pda□e: 3□

Sour□e: □.S. □epar□men□o□□ran□por□a□ion
□elep□one: 202□366□4555
La□□E□□ Con□a□□: 04□03□2012
Ne□□S□□eduled E□□ Con□a□□: 07□16□2012
□a□a □elea□e □requen□y: Annually

C□□I□S: Cali□ornia □a□ardou□□a□erial In□iden□□epor□Sy□em
Cali□ornia □a□ardou□□a□erial In□iden□□epor□in□Sy□em. C□□I□S □on□ain□in□orma□ion on repor□ed □a□ardou□ma□erial in□iden□□a□□iden□al relea□e□or □pill□□.

□a□e o□Governmen□□er□ion: 12□31□2010
□a□e □a□a Arrived a□E□□: 05□03□2011
□a□e □ade A□ive in □epor□: 06□15□2011
Number o□□ay□□o □pda□e: 43

Sour□e: O□i□e o□Emer□en□y Servi□e□
□elep□one: 916□□45□□400
La□□E□□ Con□a□□: 01□30□2012
Ne□□S□□eduled E□□ Con□a□□: 05□14□2012
□a□a □elea□e □requen□y: □arie□

L□S: Land □i□po□al Si□e□Li□in□
□□e Land □i□po□al pro□ram re□ula□e□o□□a□e di□□ar□e □o land □or □rea□men□, □ora□e and di□po□al in □a□e mana□emen□ uni□.

□a□e o□Governmen□□er□ion: 01□20□2012
□a□e □a□a Arrived a□E□□: 01□20□2012
□a□e □ade A□ive in □epor□: 02□21□2012
Number o□□ay□□o □pda□e: 32

Sour□e: S□a□e □a□er □uali□y Con□rol Board
□elep□one: □66□4□0□102□
La□□E□□ Con□a□□: 03□21□2012
Ne□□S□□eduled E□□ Con□a□□: 07□02□2012
□a□a □elea□e □requen□y: □uar□erly

□CS: □ili□ary Cleanup Si□e□Li□in□
□□e S□a□e □a□er □e□our□e□Con□rol Board and nine □e□ional □a□er □uali□y Con□rol Board□par□ner □i□□□e □epar□men□ o□□e□en□e □□o□□□rou□□ □□e □e□en□e and S□a□e □emorandum o□A□reemen□□□S□OA□□o over□ee □□e inve□i□a□ion and remedia□ion o□□a□er quali□y i□□ue□a□mili□ary □a□ili□ie□.

□a□e o□Governmen□□er□ion: 01□20□2012
□a□e □a□a Arrived a□E□□: 01□20□2012
□a□e □ade A□ive in □epor□: 02□21□2012
Number o□□ay□□o □pda□e: 32

Sour□e: S□a□e □a□er □e□our□e□Con□rol Board
□elep□one: □66□4□0□102□
La□□E□□ Con□a□□: 03□21□2012
Ne□□S□□eduled E□□ Con□a□□: 07□02□2012
□a□a □elea□e □requen□y: □uar□erly

Other Ascertainable Records

□O□□RNM□NT R□CORDS S□ARC□□D □DATA C□RR□NC□ TRAC□□N□

□C□A□NonGen: □C□A □Non Genera□or□

□C□AIn□o i□E□A□□ compre□en□ive in□orma□ion □y□em, providin□ a□□e□□ o da□a □upporin□ □□e □e□our□e Con□erva□ion and □e□overy A□□□□C□A□o 1976 and □□e □a□ardou□ and Solid □ a□e Amendmen□□ □S□ A□o 19□4. □□e da□aba□e in□lude□ □ele□ive in□orma□ion on □ie□ □□i□□ □enera□e, □ran□por□, □ore, □rea□and□or di□po□e o□□a□ardou□ □a□e a□de□ined by □□e □e□our□e Con□erva□ion and □e□overy A□□□□C□A□. Non□Genera□or□do no□pre□en□ly □enera□e □a□ardou□ □a□e.

□a□e o□Governmen□□er□ion: 11□10□2011
□a□e □a□a Arrived a□E□□: 01□05□2012
□a□e □ade A□ive in □epor□: 03□12□2012
Number o□□ay□ □o □pda□e: 67
Sour□e: Environmen□al □ro□e□ion A□en□y
□elep□one: □415□495□□□95
La□□E□□ Con□a□□: 04□04□2012
Ne□□S□□eduled E□□ Con□a□□: 07□16□2012
□a□a □elea□e □requen□y: □arie□

□O□ O□S: In□iden□and A□□iden□□a□a

□epar□men□o□□ran□por□a□ion, O□i□e o□□ipeline Sa□e□y In□iden□and A□□iden□da□a.

□a□e o□Governmen□□er□ion: 07□29□2011
□a□e □a□a Arrived a□E□□: 0□□09□2011
□a□e □ade A□ive in □epor□: 11□11□2011
Number o□□ay□ □o □pda□e: 94
Sour□e: □epar□men□o□□ran□por□a□ion, O□i□e o□□ipeline Sa□e□y
□elep□one: 202□366□4595
La□□E□□ Con□a□□: 02□07□2012
Ne□□S□□eduled E□□ Con□a□□: 05□21□2012
□a□a □elea□e □requen□y: □arie□

□O□: □epar□men□o□□e□en□e Si□e□

□□i□da□a □e□□on□i□□□o□□ederally o□ned or admini□□ered land□, admini□□ered by □□e □epar□men□o□□e□en□e, □□a□ □ave any area equal □o or □rea□er □an 640 a□re□o□□□e □ni□ed S□a□e□, □uer□o □i□o, and □□e □.S. □ir□in I□land□.

□a□e o□Governmen□□er□ion: 12□31□2005
□a□e □a□a Arrived a□E□□: 11□10□2006
□a□e □ade A□ive in □epor□: 01□11□2007
Number o□□ay□ □o □pda□e: 62
Sour□e: □SGS
□elep□one: □□□□275□□747
La□□E□□ Con□a□□: 04□16□2012
Ne□□S□□eduled E□□ Con□a□□: 07□30□2012
□a□a □elea□e □requen□y: Semi□Annually

□□□S: □ormerly □□ed □e□en□e Si□e□

□□e li□in□ in□lude□ lo□a□ion□o□□ormerly □□ed □e□en□e Si□e□proper□ie□ □□□ere □□e □S Army Corp□o□En□ineer□ i□a□ively □or□in□or □ill □a□e ne□e□□ary □leanup a□ion□.

□a□e o□Governmen□□er□ion: 12□31□2009
□a□e □a□a Arrived a□E□□: 0□□12□2010
□a□e □ade A□ive in □epor□: 12□02□2010
Number o□□ay□ □o □pda□e: 112
Sour□e: □.S. Army Corp□o□En□ineer□
□elep□one: 202□52□□42□5
La□□E□□ Con□a□□: 03□12□2012
Ne□□S□□eduled E□□ Con□a□□: 06□25□2012
□a□a □elea□e □requen□y: □arie□

CONSEN□: Super□und □CE□CLA□Con□en□□e□ree□

□a□or le□al □e□lemen□□ a□e□abli□□ re□pon□ibili□y and □andard□ □or □leanup a□N□L □Super□und□□i□e□. □elea□ed periodi□ally by □ni□ed S□a□e□ □i□ri□□Cour□□a□er □e□lemen□by par□ie□ □o li□i□a□ion ma□er□.

□a□e o□Governmen□□er□ion: 12□01□2011
□a□e □a□a Arrived a□E□□: 01□25□2012
□a□e □ade A□ive in □epor□: 03□01□2012
Number o□□ay□ □o □pda□e: 36
Sour□e: □epar□men□o□□u□i□e, Con□en□□e□ree Library
□elep□one: □arie□
La□□E□□ Con□a□□: 04□02□2012
Ne□□S□□eduled E□□ Con□a□□: 07□16□2012
□a□a □elea□e □requen□y: □arie□

□O□: □e□ord□O□□e□i□ion

□e□ord o□□e□i□ion. □O□ do□umen□□ manda□e a permanen□remedy a□an N□L □Super□und□□i□e □on□ainin□ □e□□ni□al and □eal□□ in□orma□ion □o aid in □□e □leanup.

□a□e o□Governmen□□er□ion: 09□2□□2011
□a□e □a□a Arrived a□E□□: 12□14□2011
□a□e □ade A□ive in □epor□: 01□10□2012
Number o□□ay□ □o □pda□e: 27
Sour□e: E□A
□elep□one: 703□416□0223
La□□E□□ Con□a□□: 03□14□2012
Ne□□S□□eduled E□□ Con□a□□: 06□25□2012
□a□a □elea□e □requen□y: Annually

□O□□RNM□NT R□CORDS S□ARC□ □D / DATA C□RR□NC□ TRAC□□N□

UMTR A: □ranium □ill □ailin□□ Si□e□

□ranium ore was mined by priva□e □ompanie□ □or □ederal □overnmen□ u□e in na□ional de□en□e pro□ram□. w □en □e mill□ □u□do□n, lar□e pile□ o□ □e and li□e ma□erial □mill □ailin□□□remain a□er uranium □a□ been e□ra□ed □rom □e ore. Level□ o□ □uman e□po□ure □o radioa□ive ma□erial□ □rom □e pile□ are lo□; □o□ever, in □ome □as□s □ailin□□ □ere u□ed a□ □on□ru□ion ma□erial□ be□ore □e po□en□ial □eal□ □a□ard□ o□ □e □ailin□□ □ere re□o□ni□ed.

□a□e o□ Governmen□□er□ion: 09□14□2010
□a□e □a□a Arrived a□ E□R□: 10□07□2011
□a□e □ade A□ive in □epor□: 03□01□2012
Number o□□ay□ □o □pda□e: 146

Sour□e: □epar□men□ o□ Ener□y
□elep□one: 505□ 45□0011
La□□ E□R Con□a□□: 02□28□2012
Ne□□ S□□eduled E□R Con□a□□: 06□11□2012
□a□a □elea□e □requen□y: □arie□

□INES: □ine□ □a□er Inde□ □ile

Con□ain□ all mine iden□i□i□a□ion number□ i□□ued □or mine□ a□ive or opened □in□e 1971. □□e da□a al□o in□lude□ viola□ion in□orma□ion.

□a□e o□ Governmen□□er□ion: 08□18□2011
□a□e □a□a Arrived a□ E□R□: 09□08□2011
□a□e □ade A□ive in □epor□: 09□29□2011
Number o□□ay□ □o □pda□e: 21

Sour□e: □epar□men□ o□ Labor, □ine Sa□e□y and □eal□ Admini□ra□ion
□elep□one: 303□231□5959
La□□ E□R Con□a□□: 03□07□2012
Ne□□ S□□eduled E□R Con□a□□: 06□18□2012
□a□a □elea□e □requen□y: Semi□Annually

□□IS: □o□i□ C□emi□al □elea□e Inven□ory Sy□em

□o□i□ □elea□e Inven□ory Sy□em. □□IS iden□i□ie□ □a□ili□ie□ which relea□e □o□i□ □□emi□al□ □o the air, □a□er and land in repor□able quan□i□ie□ under SA□A □i□le III Se□ion 313.

□a□e o□ Governmen□□er□ion: 12□31□2009
□a□e □a□a Arrived a□ E□R□: 09□01□2011
□a□e □ade A□ive in □epor□: 01□ 0□2012
Number o□□ay□ □o □pda□e: 131

Sour□e: E□A
□elep□one: 202□566□0250
La□□ E□R Con□a□□: 02□28□2012
Ne□□ S□□eduled E□R Con□a□□: 06□11□2012
□a□a □elea□e □requen□y: Annually

□SCA: Tox□c Sub□an□e□ Con□rol Act

□o□i□ Sub□an□e□ Con□rol Act □SCA iden□i□ie□ manu□a□urer□ and impor□er□ o□ □□emi□al □ub□an□e□ in□luded on □e □SCA C□emi□al Sub□an□e Inven□ory li□□. I□ in□lude□ da□a on □e produ□ion volume o□ □e□e □ub□an□e□ by plan□ □i□e.

□a□e o□ Governmen□□er□ion: 12□31□2006
□a□e □a□a Arrived a□ E□R□: 09□29□2010
□a□e □ade A□ive in □epor□: 12□02□2010
Number o□□ay□ □o □pda□e: 64

Sour□e: E□A
□elep□one: 202□260□5521
La□□ E□R Con□a□□: 03□28□2012
Ne□□ S□□eduled E□R Con□a□□: 07□09□2012
□a□a □elea□e □requen□y: Every 4 □ear□

FTT S: FIFR A/ □SCA □ra□□in□ Sy□em - FIFR A □□ederal In□e□i□ide, □un□i□ide, & □oden□i□ide A□□□□SCA (□o□i□ Sub□an□e□ Con□rol Act)

FTT S □ra□ks admini□ra□ive □a□e□ and pe□i□ide en□or□emen□a□ion□ and □omplian□e a□ivi□ie□ relaed □o FIFR A, □SCA and E□C□A □mer□en□y □lannin□ and Communi□y □i□□- o□□no□ Act . □o main□ain □urren□y, E□R □on□a□□□ □□e A□en□y on a quar□erly ba□i□.

□a□e o□ Governmen□□er□ion: 04□09□2009
□a□e □a□a Arrived a□ E□R□: 04□ 6□2009
□a□e □ade A□ive in □epor□: 05□ 1□2009
Number o□□ay□ □o □pda□e: 25

Sour□e: E□A O□i□e o□ □reven□ion, □e□i□ide□ and Tox□c Sub□an□e□
□elep□one: 202□566-□667
La□□ E□R Con□a□□: 02□27□2012
Ne□□ S□□eduled E□R Con□a□□: 06□11□2012
□a□a □elea□e □requen□y: □uar□erly

FTT S INS□: FIFR A/ □SCA □ra□□in□ Sy□em - FIFR A (□ederal In□e□i□ide, □un□i□ide, & □oden□i□ide A□□/ □SCA □o□i□ Sub□an□e□ Con□rol A□□□ A li□in□ o□□l□□A□□SCA □ra□□in□ Sy□em □□□□S) in□pe□ion□ and en□or□emen□□.

□a□e o□ Governmen□□er□ion: 04□09□2009
□a□e □a□a Arrived a□ E□R□: 04□ 6□2009
□a□e □ade A□ive in □epor□: 05□ 1□2009
Number o□□ay□ □o □pda□e: 25

Sour□e: E□A
□elep□one: 202□566-□667
La□□ E□R Con□a□□: 02□27□2012
Ne□□ S□□eduled E□R Con□a□□: 06□11□2012
□a□a □elea□e □requen□y: □uar□erly

□IS□ FTT S: □l□□A□SCA □ra□□in□ Sy□□em Admini□ra□ive Ca□e Li□in□

A □omple□e admini□ra□ive □a□e li□in□ □rom □□e □l□□A□SCA □ra□□in□ Sy□□em □□□□S) □or all □en E□A re□ion□. □□e in□orma□ion was ob□ained □rom □□e Na□ional Compliance □a□aba□e □NC□B□. NC□B □uppor□□ □□e implemen□a□ion o□FIFR A □□ederal In□e□i□ide, □un□i□ide, and □oden□i□ide Act□ and □SCA (Tox□c Sub□an□e□Con□rol Act□. Some E□A re□ion□ are no□ □lo□in□ ou□ re□ord□. Be□au□e o□□a□, and □□□ha□ □ome E□A re□ion□ are no□ providin□ E□A □eadquar□er□ □i□□ upda□ed re□ord□, i□was de□ided □o □rea□e a □IS□ FTT S da□aba□e. I□in□luded re□ord□ □□a□ may no□be in□luded in □□e ne□er FTT S da□aba□e upda□e. □□i□ da□aba□e i□no lon□er upda□ed.

□a□e o□Governmen□□er□ion: 10□19□2006
□a□e □a□a Arrived a□EDR□: 03□01□2007
□a□e □ade A□ive in □epor□: 04□/□0□2007
Number o□□ay□ □o □pda□e: 40
Sour□e: Environmen□al □ro□e□ion A□en□y
□elep□one: 202□564□2501
La□□EDR Con□a□□: 12□/□7□2007
Ne□□S□□eduled EDR Con□a□□: 03□17□2008
□a□a □elea□e □requen□y: No □pda□e □lanned

□IS□ FTT S INS□: □l□□A□/□SCA □ra□□in□ Sy□□em In□pe□ion & En□or□emen□ Ca□e Li□in□

A □omple□e in□pe□ion and en□or□emen□ □a□e li□in□ □rom □□e □l□□A□SCA □ra□□in□ Sy□□em □□□□S) □or all □en E□A re□ion□. □□e in□orma□ion was ob□ained □rom □□e Na□ional Compliance □a□aba□e □NC□B) NC□B □uppor□□ □□e implemen□a□ion o□FIFR A (□ederal In□e□i□ide, □un□i□ide, and □oden□i□ide A□□ and □SCA □□oi□ Sub□an□e□Con□rol Act□. Some E□A re□ion□ are no□ □lo□in□ ou□ re□ord□. Be□au□e o□□a□, and □□e □a□□ha□ □ome E□A re□ion□ are no□ providin□ E□A □eadquar□er□ □i□□ upda□ed re□ord□, i□was de□ided □o □rea□e a □IS□ FTT S da□aba□e. I□in□luded re□ord□ □□a□ may no□be in□luded in □□e ne□er FTT S da□aba□e upda□e. Th□s da□aba□e i□no lon□er upda□ed.

□a□e o□Governmen□□er□ion: 10□19□2006
□a□e □a□a Arrived a□EDR□: 03□01□2007
□a□e □ade A□ive in □epor□: 04□/□0□2007
Number o□□ay□ □o □pda□e: 40
Sour□e: Environmen□al □ro□e□ion A□en□y
□elep□one: 202□564□2501
La□□EDR Con□a□□: 12□/□7□2008
Ne□□S□□eduled EDR Con□a□□: 03□17□2008
□a□a □elea□e □requen□y: No □pda□e □lanned

SS□S: Se□□ion 7 □ra□□in□ Sy□em□

Se□□ion 7 o□□□e □ederal In□e□i□ide, □un□i□ide and □oden□i□ide A□□, a□amended □92 S□a□. 829) require□all re□i□ered pe□i□ide□produ□in□e□abli□men□□ □o □ubmi□a repor□o □□e Environmen□al □ro□e□ion A□en□y by □arch 1□□ea□□ year. Ea□□ e□abli□men□ mu□□repor□ □□□ □ype□ and amoun□□ o□pe□i□ide□, a□ive in□redien□□ and devi□e□ bein□ produ□ed, and □□o□e □avin□ been produ□ed and □old or di□ribu□ed in □□e pa□□ year.

□a□e o□Governmen□□er□ion: 12□31□2009
□a□e □a□a Arrived a□EDR□: 12□/□0□2010
□a□e □ade A□ive in □epor□: 02□25□2011
Number o□□ay□ □o □pda□e: 77
Sour□e: E□A
□elep□one: 202□564□4203
La□□EDR Con□a□□: 01□30□2012
Ne□□S□□eduled EDR Con□a□□: 05□14□2012
□a□a □elea□e □requen□y: Annually

ICIS: In□e□ra□ed Compliance In□orma□ion Sy□□em

□□e In□e□ra□ed Compliance In□orma□ion Sy□□em (ICIS) □upor□□ □□e in□orma□ion need□ o□□□e na□ional en□or□emen□ and □omplian□e pro□ram a□ □ell a□ □□□ unique need□ o□□□e Na□ional □ollu□an□□ i□□□ar□e Elimina□ion Sy□□em (N□□ES) pro□ram.

□a□e o□Governmen□□er□ion: 07□20□2011
□a□e □a□a Arrived a□EDR□: 11□/□0□2011
□a□e □ade A□ive in □epor□: 01□/□0□2012
Number o□□ay□ □o □pda□e: 61
Sour□e: Environmen□al □ro□e□ion A□en□y
□elep□one: 202□564□5088
La□□EDR Con□a□□: 03□26□2012
Ne□□S□□eduled EDR Con□a□□: 07□09□2012
□a□a □elea□e □requen□y: □uar□erly

□A□S: □CB A□ivi□y □a□aba□e Sy□□em

□CB A□ivi□y □a□aba□e. □A□S Iden□i□ie□ □ene□a□or□, □ran□po□er□, □ommer□ial □ore□ and□or bro□er□ and di□po□er□ o□□CB□□ who□ are required □o no□i□y □□e E□A o□□u□□ a□ivi□ie□.

□a□e o□Governmen□□er□ion: 11□01□2010
□a□e □a□a Arrived a□EDR□: 11□/□0□2010
□a□e □ade A□ive in □epor□: 02□/□6□2011
Number o□□ay□ □o □pda□e: 98
Sour□e: E□A
□elep□one: 202□566□0500
La□□EDR Con□a□□: 04□/□7□2012
Ne□□S□□eduled EDR Con□a□□: 07□30□2012
□a□a □elea□e □requen□y: Annually

□O□□RNM□NT R□CORDS S□ARC□□D □DATA C□RR□NC□ TRAC□□N□

□L□S: □a□erial Li□en□in□ □ra□□in□ Sy□em

□L□S i□ main□ained by □e Nu□lear □e□ula□ory Commi□□ion and □on□ain□ a li□□o□ appro□imaely □,100 □i□e□ □□i□□ po□□e□□or u□e radioa□ive ma□erial□ and □□i□□ are □ub□e□□o N□C li□en□in□ requiremen□. □o main□ain □urren□y, E□□ □on□a□□ □e A□en□y on a quar□erly ba□i□.

□a□e o□Governmen□□er□ion: 06□21□2011
□a□e □a□a Arrived a□E□□: 07□15□2011
□a□e □ade A□ive in □epor□: 09□13□2011
Number o□□ay□ □o □pda□e: 60

Sour□e: Nu□lear □e□ula□ory Commi□□ion
□elep□one: 301□415□7169
La□□E□□ Con□a□: 03□12□2012
Ne□□S□□eduled E□□ Con□a□: 06□25□2012
□a□a □elea□e □requen□y: □uar□erly

□A□IN□O: □adia□ion In□orma□ion □a□aba□e

□□e □adia□ion In□orma□ion □a□aba□e □□A□IN□O□□on□ain□ in□orma□ion abou□ a□ili□ie□ □□a□are re□ula□ed by □.S. Environmen□al □ro□e□ion A□en□y □E□A re□ula□ion□ □or radia□ion and radioa□ivi□y.

□a□e o□Governmen□□er□ion: 01□10□2012
□a□e □a□a Arrived a□E□□: 01□12□2012
□a□e □ade A□ive in □epor□: 03□01□2012
Number o□□ay□ □o □pda□e: 49

Sour□e: Environmen□al □ro□e□ion A□en□y
□elep□one: 202□343□9775
La□□E□□ Con□a□: 04□10□2012
Ne□□S□□eduled E□□ Con□a□: 07□23□2012
□a□a □elea□e □requen□y: □uar□erly

□IN□S: □a□ili□ Inde□ Sy□em□a□ili□ □e□i□ry Sy□em

□a□ili□ Inde□ Sy□em. □IN□S □on□ain□ bo□□ a□ili□ in□orma□ion and □poin□er□□ o□□er □our□e□ □a□□on□ain more de□ail. E□□ in□lude□ □□e □ollo□in□ □IN□S da□aba□e□ in □i□repor□: □CS □ermi□Complian□e Sy□em□, AI□S □Aerome□ri□ In□orma□ion □e□rieval Sy□em□, □OC□E□ □En□or□emen□□o□□e□u□ed □o mana□e and □ra□□in□orma□ion on □ivil □udi□ial en□or□emen□a□e□ □or all environmen□al □a□ue□, □□□S □□ederal □nder□round In□e□ion Con□rol□, C□□OC□E□ □Criminal □o□□e□Sy□em u□ed □o □ra□□ riminal en□or□emen□a□ion□ □or all environmen□al □a□ue□, □□IS □□ederal □a□ili□ie□ In□orma□ion Sy□em□, S□A□E □S□a□e Environmen□al La□□ and S□a□ue□, and □A□S □□CB A□ivi□y □a□a Sy□em□.

□a□e o□Governmen□□er□ion: 10□23□2011
□a□e □a□a Arrived a□E□□: 12□13□2011
□a□e □ade A□ive in □epor□: 03□01□2012
Number o□□ay□ □o □pda□e: 79

Sour□e: E□A
□elep□one: □415□947□□000
La□□E□□ Con□a□: 03□13□2012
Ne□□S□□eduled E□□ Con□a□: 06□25□2012
□a□a □elea□e □requen□y: □uar□erly

□AA□S: □C□A Admini□ra□ive A□ion □ra□□in□ Sy□em

□C□A Admini□ra□ion A□ion □ra□□in□ Sy□em. □AA□S □on□ain□ re□ord□ ba□ed on en□or□emen□ a□ion□ i□□ued under □C□A per□ainin□ □o ma□or viola□or□ and in□lude□ admini□ra□ive and □ivil a□ion□ brou□□ by □e E□A. □or admini□ra□ion a□ion□ a□er Sep□ember 30, 1995, da□a en□ry in □e □AA□S da□aba□e □a□di□□on□inued. E□A □ill re□ain a □opy o□ □e da□aba□e □or i□□ori□al re□ord. I□□a□ne□e□ary □o □ermina□e □AA□S be□au□e a de□rea□e in a□en□y re□our□e□ made i□impo□□ible □o □on□inue □o upda□e □e in□orma□ion □on□ained in □e da□aba□e.

□a□e o□Governmen□□er□ion: 04□17□1995
□a□e □a□a Arrived a□E□□: 07□03□1995
□a□e □ade A□ive in □epor□: 0□□07□1995
Number o□□ay□ □o □pda□e: 35

Sour□e: E□A
□elep□one: 202□564□4104
La□□E□□ Con□a□: 06□02□200□
Ne□□S□□eduled E□□ Con□a□: 09□01□200□
□a□a □elea□e □requen□y: No □pda□e □lanned

B□S: Biennial □epor□in□ Sy□em

□□e Biennial □epor□in□ Sy□em i□a na□ional □y□em admini□ered by □e E□A □a□□olle□□ da□a on □e □enera□ion and mana□emen□ o□ □a□ardou□ □a□e. B□S □apu□e□ de□ailed da□a □rom □□o □roup□: Lar□e □uan□i□ Gene□a□or□ □L□G□ and □rea□men□, S□ora□e, and □i□po□al □a□ili□ie□.

□a□e o□Governmen□□er□ion: 12□31□2009
□a□e □a□a Arrived a□E□□: 03□01□2011
□a□e □ade A□ive in □epor□: 05□02□2011
Number o□□ay□ □o □pda□e: 62

Sour□e: E□A□N□IS
□elep□one: □00□424□9346
La□□E□□ Con□a□: 02□27□2012
Ne□□S□□eduled E□□ Con□a□: 06□11□2012
□a□a □elea□e □requen□y: Biennially

CA BON□ E□□. □LAN: Bond E□pendi□ure □lan
□epar□men□o□□eal□ Servi□e□developed a □i□e□pe□i□i□e□pendi□ure plan a□ □□e ba□i□ □or an appropria□ion o□ □a□ardou□ Sub□an□e Cleanup Bond A□□und. I□i□ no□upda□ed.

□a□e o□Governmen□□er□ion: 01□01□19□9
□a□e □a□a Arrived a□E□□: 07□27□1994
□a□e □ade A□ive in □epor□: 0□□02□1994
Number o□□ay□ □o □pda□e: 6

Sour□e: □epar□men□o□□eal□ Servi□e□
□elep□one: 916□255□211□
La□□E□□ Con□a□: 05□31□1994
Ne□□S□□eduled E□□ Con□a□: N□A
□a□a □elea□e □requen□y: No □pda□e □lanned

N□□ES: N□□ES □ermi□ Li□in□
A li□in□ o□N□□ES permi□, in□ludin□ □orm□a□er.

□a□e o□Governmen□□er□ion: 02□20□2012
□a□e □a□a Arrived a□E□□: 02□20□2012
□a□e □ade A□ive in □epor□: 03□29□2012
Number o□□ay□ □o □pda□e: 3□

Sour□e: S□a□e □ a□er □e□our□e□ Con□rol Board
□elep□one: 916□445□9379
La□□E□□ Con□a□: 02□20□2012
Ne□□S□□eduled E□□ Con□a□: 06□04□2012
□a□a □elea□e □requen□y: □uar□erly

□ □S: □ a□e □i□□ar□e Sy□em
Si□e□ □□i□□ □ave been i□□ued □a□e di□□ar□e requiremen□.

□a□e o□Governmen□□er□ion: 06□19□2007
□a□e □a□a Arrived a□E□□: 06□20□2007
□a□e □ade A□ive in □epor□: 06□29□2007
Number o□□ay□ □o □pda□e: 9

Sour□e: S□a□e □ a□er □e□our□e□ Con□rol Board
□elep□one: 916□341□5227
La□□E□□ Con□a□: 02□27□2012
Ne□□S□□eduled E□□ Con□a□: 06□11□2012
□a□a □elea□e □requen□y: □uar□erly

CO□□ESE: □Cor□e□e□□a□ardou□□ a□e □ Sub□an□e□Si□e□Li□□
□□e □i□e□□or □□e li□□are de□i□na□ed by □□e S□a□e □ a□er □e□our□e Con□rol Board □L□S□□, □□e In□e□ra□ed □ a□e Board □S□ □□LS□, and □□e □epar□men□o□□o□i□Sub□an□e□Con□rol □Cal□Si□e□□.

□a□e o□Governmen□□er□ion: 01□03□2012
□a□e □a□a Arrived a□E□□: 01□03□2012
□a□e □ade A□ive in □epor□: 01□19□2012
Number o□□ay□ □o □pda□e: 16

Sour□e: CAL E□A□O□i□e o□Emer□en□y In□orma□ion
□elep□one: 916□323□3400
La□□E□□ Con□a□: 04□03□2012
Ne□□S□□eduled E□□ Con□a□: 07□16□2012
□a□a □elea□e □requen□y: □uar□erly

□IS□ CO□□ESE: □a□ardou□□ a□e □ Sub□an□e Si□e Li□□
□□e □i□e□□or □□e li□□are de□i□na□ed by □□e S□a□e □ a□er □e□our□e Con□rol Board □L□S□□, □□e In□e□ra□ed □ a□e Board □S□ □□LS□, and □□e □epar□men□o□□o□i□Sub□an□e□Con□rol □CALSI□ES. □□i□li□in□i□no lon□er upda□ed by □□e □a□e a□en□y.

□a□e o□Governmen□□er□ion: 04□01□2001
□a□e □a□a Arrived a□E□□: 01□22□2009
□a□e □ade A□ive in □epor□: 04□0□2009
Number o□□ay□ □o □pda□e: 76

Sour□e: □epar□men□o□□o□i□Sub□an□e□Con□rol
□elep□one: 916□323□3400
La□□E□□ Con□a□: 01□22□2009
Ne□□S□□eduled E□□ Con□a□: N□A
□a□a □elea□e □requen□y: No □pda□e □lanned

NO□I□□ 65: □ropo□i□ion 65 □e□ord□
Li□in□□o□all □ropo□i□ion 65 in□iden□□repor□ed □o □oun□ie□ by □□e S□a□e □ a□er □e□our□e□Con□rol Board and □□e □e□ional □ a□er □uali□y Con□rol Board. □□i□da□aba□e i□no lon□er upda□ed by □□e repor□in□ a□en□y.

□a□e o□Governmen□□er□ion: 10□21□1993
□a□e □a□a Arrived a□E□□: 11□01□1993
□a□e □ade A□ive in □epor□: 11□19□1993
Number o□□ay□ □o □pda□e: 1□

Sour□e: S□a□e □ a□er □e□our□e□Con□rol Board
□elep□one: 916□445□3□46
La□□E□□ Con□a□: 03□26□2012
Ne□□S□□eduled E□□ Con□a□: 07□09□2012
□a□a □elea□e □requen□y: No □pda□e □lanned

□□□CLEANE□S: Cleaner □a□ili□ie□

A li□□o□dry□leaner rela□ed □a□ili□ie□ □□a□□ave E□A I□ number□. □□e□e are □a□ili□ie□ □i□ □er□ain SIC □ode□: po□er laundrie□, □amily and □ommer□ial□□armen□pre□□in□ and □leaner□□a□en□□□linen □upply□□oin□opera□ed laundrie□ and □leanin□□dry□leanin□plan□□, e□□ep□ru□□□□arpe□and up□ol□er □leanin□□indu□□rial launderer□□laundry and □armen□□ervi□e□.

□a□e o□Governmen□□er□ion: 01□19□2012
□a□e □a□a Arrived a□E□□: 01□19□2012
□a□e □ade A□ive in □epor□: 02□21□2012
Number o□□ay□□o □pda□e: 33
Sour□e: □epar□men□o□□o□i□Sub□an□e Con□rol
□elep□one: 916□327□449□
La□□E□□ Con□a□□: 03□12□2012
Ne□□S□□eduled E□□ Con□a□□: 06□25□2012
□a□a □elea□e □requen□y: Annually

□I□: □ell Inve□i□a□ion □ro□ram Ca□e Li□□

□ell Inve□i□a□ion □ro□ram □a□e in □□e San Gabriel and San □ernando □alley area.

□a□e o□Governmen□□er□ion: 07□03□2009
□a□e □a□a Arrived a□E□□: 07□21□2009
□a□e □ade A□ive in □epor□: 0□03□2009
Number o□□ay□□o □pda□e: 13
Sour□e: Lo□An□ele□□□a□er □uali□y Con□rol Board
□elep□one: 213□576□6726
La□□E□□ Con□a□□: 04□02□2012
Ne□□S□□eduled E□□ Con□a□□: 07□16□2012
□a□a □elea□e □requen□y: □arie□

EN□: En□or□emen□A□ion Li□in□

A li□in□o□□ a□er Board En□or□emen□A□ion□. □ormal i□every□□in□e□□ep□Oral□□erbal Communi□a□ion, No□i□e o□ □iola□ion, E□pedi□ed □aymen□Le□□er, and S□a□□En□or□emen□Le□□er.

□a□e o□Governmen□□er□ion: 0□□15□2011
□a□e □a□a Arrived a□E□□: 0□23□2011
□a□e □ade A□ive in □epor□: 10□03□2011
Number o□□ay□□o □pda□e: 41
Sour□e: S□a□e □ a□er □e□oru□e□Con□rol Board
□elep□one: 916□445□9379
La□□E□□ Con□a□□: 02□20□2012
Ne□□S□□eduled E□□ Con□a□□: 05□14□2012
□a□a □elea□e □requen□y: □arie□

□A□NE□: □a□ili□y and □ani□e□□□a□a

□a□ili□y and □ani□e□□□a□a. □□e da□a i□e□ra□ed □rom □□e □opie□o□□a□ardou□□a□e mani□e□□□re□eived ea□□ year by □□e □□SC. □□e annual volume o□mani□e□□□i□ypi□ally 700,000 □1,000,000 annually, repre□en□in□ appro□ima□ely 350,000 □500,000 □□ipmen□□. □a□a are □rom □□e mani□e□□□ □ubmi□□ed □i□ou□□orre□□ion, and □□ere□ore many □on□ain □ome invalid value□ □or da□a elemen□□□u□□a□□ □ene□a□or I□, □S□ I□, □a□e □a□e□ory, and di□po□al me□□od.

□a□e o□Governmen□□er□ion: 12□31□2010
□a□e □a□a Arrived a□E□□: 07□19□2011
□a□e □ade A□ive in □epor□: 0□16□2011
Number o□□ay□□o □pda□e: 2□
Sour□e: Cali□ornia Environmen□al □ro□e□ion A□en□y
□elep□one: 916□255□1136
La□□E□□ Con□a□□: 04□17□2012
Ne□□S□□eduled E□□ Con□a□□: 07□30□2012
□a□a □elea□e □requen□y: Annually

E□I: Emi□□ion□Inven□ory □a□a

□o□i□□and □ri□eria pollu□an□emi□ion□da□a □olle□ed by □□e A□B and lo□al air pollu□ion a□en□ie□.

□a□e o□Governmen□□er□ion: 12□31□200□
□a□e □a□a Arrived a□E□□: 09□29□2010
□a□e □ade A□ive in □epor□: 10□1□□2010
Number o□□ay□□o □pda□e: 19
Sour□e: Cali□ornia Air □e□our□e□Board
□elep□one: 916□322□2990
La□□E□□ Con□a□□: 03□30□2012
Ne□□S□□eduled E□□ Con□a□□: 07□09□2012
□a□a □elea□e □requen□y: □arie□

IN□IAN □ESE□□: Indian □e□erva□ion□

□□i□map layer por□ray□Indian admini□□ered land□o□□□e □ni□ed S□a□e□ □a□□ave any area equal □o or □rea□er □an 640 a□re□.

□a□e o□Governmen□□er□ion: 12□31□2005
□a□e □a□a Arrived a□E□□: 12□0□□2006
□a□e □ade A□ive in □epor□: 01□11□2007
Number o□□ay□□o □pda□e: 34
Sour□e: □SGS
□elep□one: 202□20□□3710
La□□E□□ Con□a□□: 04□16□2012
Ne□□S□□eduled E□□ Con□a□□: 07□30□2012
□a□a □elea□e □requen□y: Semi□Annually

SC□□ □□□CLEANE□S: S□a□e Coali□ion □or □emedia□ion o□□ry□leaner□Li□in□

□□e S□a□e Coali□ion □or □emedia□ion o□□ry□leaner□□a□e□abli□□ed in 199□, □i□□ □uppor□rom □□e □.S. E□A O□i□e o□Super□und □emedia□ion and □e□nolo□y Innova□ion. I□i□ □ompri□ed o□repre□en□a□ive□o□□a□e□□i□□e□abli□□ed dry□leaner remedia□ion pro□ram□. Curren□ly □□e member □a□e□are Alabama, Conne□i□u□, □lorida, Illinoi□, □an□a□, □inne□o□a, □i□□ouri, Nor□□ Carolina, Ore□on, Sou□□ Carolina, □enne□□ee, □e□a□, and □ i□□on□in.

□a□e o□Governmen□□er□ion: 03□07□2011
□a□e □a□a Arrived a□E□□: 03□09□2011
□a□e □ade A□ive in □epor□: 05□02□2011
Number o□□ay□ □o □pda□e: 54

Sour□e: Environmen□al □ro□e□ion A□en□y
□elep□one: 615□532□□599
La□□E□□ Con□a□: 02□06□2012
Ne□□S□□eduled E□□ Con□a□: 05□07□2012
□a□a □elea□e □requen□y: □arie□

□E□LAN□: □ederal and Indian Land□

□ederally and Indian admini□ra□ed land□ o□□□e □ni□ed S□a□e□. Land□in□luded are admini□ra□ed by: Army Corp□ o□En□ineer□, Bureau o□□e□lama□ion, Na□ional □ ild and S□eni□ □iver, Na□ional □ ildli□e □e□u□e, □ubli□ □omain Land, □ ilderne□□, □ ilderne□□S□udy Area, □ ildli□e □ana□emen□Area, Bureau o□Indian A□air□, Bureau o□Land □ana□emen□, □epar□men□o□□u□i□e, □ore□□Servi□e, □i□□ and □ ildli□e Servi□e, Na□ional □ar□Servi□e.

□a□e o□Governmen□□er□ion: 12□31□2005
□a□e □a□a Arrived a□E□□: 02□06□2006
□a□e □ade A□ive in □epor□: 01□11□2007
Number o□□ay□ □o □pda□e: 339

Sour□e: □.S. Geolo□i□al Survey
□elep□one: □□□275□□747
La□□E□□ Con□a□: 04□16□2012
Ne□□S□□eduled E□□ Con□a□: 07□30□2012
□a□a □elea□e □requen□y: N□A

□INANCIAL ASS□□ANCE 2: □inan□ial A□□uran□e In□orma□ion Li□in□

A li□in□ o□□inan□ial a□□uran□e in□orma□ion □or □olid □a□e □a□ili□ie□. □inan□ial a□□uran□e i□in□ended □o en□ure □a□re□our□e□are available □o pay □or □e □o□□o□lo□ure, po□□□lo□ure □are, and □orre□ive mea□ure□i□□e o□ner or opera□or o□a re□ula□ed □a□ili□y i□unable or un□illin□ □o pay.

□a□e o□Governmen□□er□ion: 02□22□2012
□a□e □a□a Arrived a□E□□: 02□24□2012
□a□e □ade A□ive in □epor□: 04□04□2012
Number o□□ay□ □o □pda□e: 40

Sour□e: Cali□ornia In□e□ra□ed □ a□e □ana□emen□Board
□elep□one: 916□341□6066
La□□E□□ Con□a□: 02□20□2012
Ne□□S□□eduled E□□ Con□a□: 06□04□2012
□a□a □elea□e □requen□y: □arie□

□INANCIAL ASS□□ANCE 1: □inan□ial A□□uran□e In□orma□ion Li□in□

□inan□ial A□□uran□e in□orma□ion

□a□e o□Governmen□□er□ion: 03□01□2007
□a□e □a□a Arrived a□E□□: 06□01□2007
□a□e □ade A□ive in □epor□: 06□29□2007
Number o□□ay□ □o □pda□e: 2□

Sour□e: □epar□men□o□□o□i□Sub□an□e□Con□rol
□elep□one: 916□255□362□
La□□E□□ Con□a□: 02□03□2012
Ne□□S□□eduled E□□ Con□a□: 05□14□2012
□a□a □elea□e □requen□y: □arie□

□CB □□ANS□O□□E□: □CB □ran□ormer □e□i□ra□ion □a□aba□e

□□e da□aba□e o□□CB □ran□ormer re□i□ra□ion□ □a□in□lude□all □CB re□i□ra□ion □ubmi□al□.

□a□e o□Governmen□□er□ion: 02□01□2011
□a□e □a□a Arrived a□E□□: 10□19□2011
□a□e □ade A□ive in □epor□: 01□10□2012
Number o□□ay□ □o □pda□e: □3

Sour□e: Environmen□al □ro□e□ion A□en□y
□elep□one: 202□566□0517
La□□E□□ Con□a□: 02□03□2012
Ne□□S□□eduled E□□ Con□a□: 05□14□2012
□a□a □elea□e □requen□y: □arie□

COAL AS□ E□A: Coal Combu□ion □e□idue□Sur□a□e Impoundmen□ Li□□

A li□in□ o□□oal □ombu□ion re□idue□ □ur□a□e impoundmen□ □i□ □i□□ □a□ard po□en□ial ra□in□.

□a□e o□Governmen□□er□ion: 0□17□2010
□a□e □a□a Arrived a□E□□: 01□03□2011
□a□e □ade A□ive in □epor□: 03□21□2011
Number o□□ay□ □o □pda□e: 77

Sour□e: Environmen□al □ro□e□ion A□en□y
□elep□one: N□A
La□□E□□ Con□a□: 03□16□2012
Ne□□S□□eduled E□□ Con□a□: 06□25□2012
□a□a □elea□e □requen□y: □arie□

COAL AS□ □OE: Sleam□Ele□ri□□lan Opera□ion □a□a
A li□in□ o□po□er plan□□ □a□□ore a□□ in □ur□a□e pond□.

□a□e o□Governmen□□er□ion: 12□31□2005
□a□e □a□a Arrived a□E□□: 0□07□2009
□a□e □ade A□ive in □epor□: 10□22□2009
Number o□□ay□ o □pda□e: 76
Sour□e: □epar□men□o□Ener□y
□elep□one: 202□5□6□□719
La□□E□□ Con□a□□: 04□16□2012
Ne□□S□□eduled E□□ Con□a□□: 07□30□2012
□a□a □elea□e □requen□y: □arie□

□□ □: EnviroS□or □ermi□ed □a□ili□ie□ Li□in□
□e□ailed in□orma□ion on permi□ed □a□ardou□□a□e □a□ili□ie□ and □orre□ive a□ion □□leanup□□□ra□□ed in EnviroS□or.

□a□e o□Governmen□□er□ion: 0□09□2010
□a□e □a□a Arrived a□E□□: 0□11□2010
□a□e □ade A□ive in □epor□: 0□20□2010
Number o□□ay□ o □pda□e: 9
Sour□e: □epar□men□o□□o□i□Sub□an□e□Con□rol
□elep□one: 916□323□3400
La□□E□□ Con□a□□: 12□02□2011
Ne□□S□□eduled E□□ Con□a□□: 03□12□2012
□a□a □elea□e □requen□y: □uar□erly

□□ □: □e□i□ered □a□ardou□□a□e □ran□por□er □a□aba□e
A li□in□o□□a□ardou□□a□e □ran□por□er□. In Cali□ornia, unle□□ □pe□i□ically e□emp□ed, i□i□unla□□ul □or any
per□on □o □ran□por□□a□ardou□□a□e□unle□□□e per□on □old□a valid re□i□ra□ion i□□ued by □□SC. A □a□ardou□
□a□e □ran□por□er re□i□ra□ion i□valid □or one year and i□a□□i□ned a unique re□i□ra□ion number.

□a□e o□Governmen□□er□ion: 01□1□2012
□a□e □a□a Arrived a□E□□: 01□1□2012
□a□e □ade A□ive in □epor□: 02□21□2012
Number o□□ay□ o □pda□e: 34
Sour□e: □epar□men□o□□o□i□Sub□an□e□Con□rol
□elep□one: 916□440□7145
La□□E□□ Con□a□□: 04□12□2012
Ne□□S□□eduled E□□ Con□a□□: 07□30□2012
□a□a □elea□e □requen□y: □uar□erly

□□OC: Cer□i□ied □ro□e□□or□ □a□aba□e
A li□in□o□□er□i□ied pro□e□□or□.

□a□e o□Governmen□□er□ion: 12□12□2011
□a□e □a□a Arrived a□E□□: 12□19□2011
□a□e □ade A□ive in □epor□: 01□19□2012
Number o□□ay□ o □pda□e: 31
Sour□e: □epar□men□o□Con□erva□ion
□elep□one: 916□323□3□36
La□□E□□ Con□a□□: 03□21□2012
Ne□□S□□eduled E□□ Con□a□□: 07□02□2012
□a□a □elea□e □requen□y: □uar□erly

□ □ □□: □edi□al □a□e □ana□emen□□ro□ram Li□in□
□□e □edi□al □a□e □ana□emen□□ro□ram □□ □ □□□en□ure□□□e proper □andlin□ and di□po□al o□medi□al □a□e by permi□in□
and in□pe□in□medi□al □a□e O□□i□e □rea□men□□a□ili□ie□□□□□and □ran□er S□a□ion□□□□□□rou□□ou□□e
□a□e. □ □ □□al□o over□ee□all □edi□al □a□e □ran□por□er□.

□a□e o□Governmen□□er□ion: 02□24□2012
□a□e □a□a Arrived a□E□□: 03□13□2012
□a□e □ade A□ive in □epor□: 04□02□2012
Number o□□ay□ o □pda□e: 20
Sour□e: □epar□men□o□□ubli□ □eal□
□elep□one: 916□55□17□4
La□□E□□ Con□a□□: 03□12□2012
Ne□□S□□eduled E□□ Con□a□□: 06□25□2012
□a□a □elea□e □requen□y: □arie□

□DR PROPR□□TAR□ R□CORDS

EDR Proprietary Records

□anu□a□□ured Ga□□lan□□: E□□ □ropri□□ary □anu□a□□ured Ga□□lan□□
□□e E□□ □ropri□□ary □anu□a□□ured Ga□□lan□□a□aba□e in□lude□re□ord□o□□oal □a□plan□□ manu□a□□ured □a□plan□□
□ompiled by E□□□□re□ear□□er□. □anu□a□□ured □a□□i□□ere u□ed in □□e □ni□ed S□a□e□ □rom □□e 1□00□□ o 1950□□
□o produ□e a □a□□a□□ould be di□ribu□ed and u□ed a□ □uel. □□e□e plan□□ u□ed □□ale oil, ro□in, □oal, or a mi□□ure
o□□oal, oil, and □a□er □a□al□o produ□ed a □i□ni□i□an□amoun□o□□a□e. □any o□□□e byprodu□□□o□□□e □a□produ□ion,
□u□□a□ □oal □ar □oily □a□e □on□ainin□ volatile and non□volatile □□emi□al□□, □lud□e□, oil□and o□□er □ompound□
are po□en□ially □a□ardou□□o □uman □eal□□ and □□e environmen□ □□e byprodu□□□rom □□i□ pro□e□□ □a□ □requen□ly
di□po□ed o□dire□ly a□□□e plan□□i□e and □an remain or □pread □lo□ly, □ervin□a□a □on□inuou□ □our□e o□□oil
and □round□a□er □on□amina□ion.

□a□e o□Governmen□□er□ion: N□A
□a□e □a□a Arrived a□E□□: N□A
□a□e □ade A□ive in □epor□: N□A
Number o□□ay□ o □pda□e: N□A

Sour□e: E□□, In□.
□elep□one: N□A
La□□E□□ Con□a□: N□A
Ne□□S□□eduled E□□ Con□a□: N□A
□a□a □elea□e □requen□y: No □pda□e □lanned

E□□ □i□ori□al Au□o S□a□ion□: E□□ □ropri□□ary □i□ori□ Ga□S□a□ion□
E□□ □a□□ear□□ed □ele□ed na□ional □olle□ion□o□bu□ine□□dire□orie□and □a□□olle□ed li□in□□o□po□en□ial □a□□a□ion□illin□ □a□ion□□ervi□e □a□ion □i□e□□a□□ere available □o E□□ re□ear□□er□. E□□□□revie□ □a□limi□ed □o □o□e □a□e□orie□o□□our□e□ □a□mi□□□, in E□□□□opinion, in□lude □a□□a□ion□illin□ □a□ion□□ervi□e □a□ion e□□abli□□men□□. □□e □a□e□orie□revie□ed in□luded, bu□□ere no□limi□ed □o □a□, □a□□a□ion, □a□oline □a□ion, □illin□ □a□ion, au□o, au□omobile repair, au□o □ervi□e □a□ion, □ervi□e □a□ion, e□□.

□a□e o□Governmen□□er□ion: N□A
□a□e □a□a Arrived a□E□□: N□A
□a□e □ade A□ive in □epor□: N□A
Number o□□ay□ o □pda□e: N□A

Sour□e: E□□, In□.
□elep□one: N□A
La□□E□□ Con□a□: N□A
Ne□□S□□eduled E□□ Con□a□: N□A
□a□a □elea□e □requen□y: □arie□

E□□ □i□ori□al Cleaner□: E□□ □ropri□□ary □i□ori□□ry Cleaner□
E□□ □a□□ear□□ed □ele□ed na□ional □olle□ion□o□bu□ine□□dire□orie□and □a□□olle□ed li□in□□o□po□en□ial dry □leaner □i□e□□a□□ere available □o E□□ re□ear□□er□. E□□□□revie□ □a□limi□ed □o □o□e □a□e□orie□o□□our□e□ □a□mi□□□, in E□□□□opinion, in□lude dry □leanin□ e□abli□□men□□. □□e □a□e□orie□revie□ed in□luded, bu□□ere no□limi□ed □o dry □leaner□, □leaner□, laundry, laundroma□, □leanin□laundry, □a□□ □ dry e□□.

□a□e o□Governmen□□er□ion: N□A
□a□e □a□a Arrived a□E□□: N□A
□a□e □ade A□ive in □epor□: N□A
Number o□□ay□ o □pda□e: N□A

Sour□e: E□□, In□.
□elep□one: N□A
La□□E□□ Con□a□: N□A
Ne□□S□□eduled E□□ Con□a□: N□A
□a□a □elea□e □requen□y: □arie□

CO□NT□ R□CORDS

ALA□E□A CO□N□□:

Con□amina□ed Si□e□
A li□in□o□□on□amina□ed □i□e□over□een by □□e □o□i□□elea□e □ro□ram □oil and □round□a□er □on□amina□ion □rom □□emi□al relea□e□and □pill□□and □□e Lea□in□ □nder□round S□ora□e □an□□ro□ram □□oil and □round □a□er □on□amina□ion □rom lea□in□ pe□roleum □S□□□.

□a□e o□Governmen□□er□ion: 01□12□2012
□a□e □a□a Arrived a□E□□: 01□13□2012
□a□e □ade A□ive in □epor□: 02□21□2012
Number o□□ay□ o □pda□e: 39

Sour□e: Alameda Coun□y Environmen□al □eal□ Servi□e□
□elep□one: 510□567□6700
La□□E□□ Con□a□: 04□02□2012
Ne□□S□□eduled E□□ Con□a□: 07□16□2012
□a□a □elea□e □requen□y: Semi□Annually

□nder□round □an□□
□nder□round □ora□e □an□ □i□e□lo□a□ed in Alameda □oun□y.

□a□e o□Governmen□□er□ion: 01□12□2012
□a□e □a□a Arrived a□E□□: 01□13□2012
□a□e □ade A□ive in □epor□: 02□24□2012
Number o□□ay□ o □pda□e: 42

Sour□e: Alameda Coun□y Environmen□al □eal□ Servi□e□
□elep□one: 510□567□6700
La□□E□□ Con□a□: 04□02□2012
Ne□□S□□eduled E□□ Con□a□: 07□16□2012
□a□a □elea□e □requen□y: Semi□Annually

CON□□A COS□A CO□N□□:

Si□e Li□□
Li□□in□lude□ □i□e□ □rom □□e under□round □an□, □a□ardou□□a□□e □enera□or and bu□ine□□plan□21□5 pro□ram□.

□a□e o□Governmen□□er□ion: 11□2□2011
□a□e □a□a Arrived a□E□□: 11□29□2011
□a□e □ade A□ive in □epor□: 12□13□2011
Number o□□ay□□o □pda□e: 14

Sour□e: Con□ra Co□a □eal□ Servi□e□□epar□men□
□elep□one: 925□646□22□6
La□□E□□ Con□a□: 02□07□2012
Ne□□S□□eduled E□□ Con□a□: 05□21□2012
□a□a □elea□e □requen□y: Semi□Annually

□E□N CO□N□□:

□nder□round S□ora□e □an□Si□e□□ □an□Li□in□
□ern Coun□y Si□e□and □an□□Li□in□.

□a□e o□Governmen□□er□ion: 0□□31□2010
□a□e □a□a Arrived a□E□□: 09□01□2010
□a□e □ade A□ive in □epor□: 09□30□2010
Number o□□ay□□o □pda□e: 29

Sour□e: □ern Coun□y Environmen□□eal□ Servi□e□□epar□men□
□elep□one: 661□□62□□700
La□□E□□ Con□a□: 03□16□2012
Ne□□S□□eduled E□□ Con□a□: 05□2□2012
□a□a □elea□e □requen□y: □uar□erly

LOS ANGELES CO□N□□:

San Gabriel □alley Area□o□Con□ern
San Gabriel □alley area□□□ere □OC □on□amina□ion i□a□or above □□e □CL a□de□i□na□ed by re□ion 9 E□A o□i□e.

□a□e o□Governmen□□er□ion: 03□30□2009
□a□e □a□a Arrived a□E□□: 03□31□2009
□a□e □ade A□ive in □epor□: 10□23□2009
Number o□□ay□□o □pda□e: 206

Sour□e: E□A □e□ion 9
□elep□one: 415□972□317□
La□□E□□ Con□a□: 03□26□2012
Ne□□S□□eduled E□□ Con□a□: 07□09□2012
□a□a □elea□e □requen□y: No □pda□e □lanned

□□S: S□ree□Number Li□□
Indu□rial □ a□e and □nder□round S□ora□e □an□Si□e□.

□a□e o□Governmen□□er□ion: 09□29□2011
□a□e □a□a Arrived a□E□□: 12□15□2011
□a□e □ade A□ive in □epor□: 01□19□2012
Number o□□ay□□o □pda□e: 35

Sour□e: □epar□men□o□□ubli□□or□□
□elep□one: 626□45□□3517
La□□E□□ Con□a□: 04□10□2012
Ne□□S□□eduled E□□ Con□a□: 07□30□2012
□a□a □elea□e □requen□y: Semi□Annually

Li□□o□Solid □ a□e □a□ili□ie□
Solid □ a□e □a□ili□ie□in Lo□An□ele□Coun□y.

□a□e o□Governmen□□er□ion: 01□23□2012
□a□e □a□a Arrived a□E□□: 01□24□2012
□a□e □ade A□ive in □epor□: 02□21□2012
Number o□□ay□□o □pda□e: 2□

Sour□e: La Coun□y □epar□men□o□□ubli□□or□□
□elep□one: □1□45□51□5
La□□E□□ Con□a□: 01□24□2012
Ne□□S□□eduled E□□ Con□a□: 05□07□2012
□a□a □elea□e □requen□y: □arie□

Ci□y o□Lo□An□ele□Land□ill□
Land□ill□o□ned and main□ained by □□e Ci□y o□Lo□An□ele□.

□a□e o□Governmen□□er□ion: 03□05□2009
□a□e □a□a Arrived a□E□□: 03□10□2009
□a□e □ade A□ive in □epor□: 04□0□2009
Number o□□ay□□o □pda□e: 29

Sour□e: En□ineerin□□ Con□ru□ion □ivi□ion
□elep□one: 213□473□7□69
La□□E□□ Con□a□: 11□17□2011
Ne□□S□□eduled E□□ Con□a□: 03□05□2012
□a□a □elea□e □requen□y: □arie□

Si□e □i□i□a□ion Li□□
Indu□rial □i□e□ □a□□ave □ad □ome □or□o□□pill or □omplain□.

□a□e o□Governmen□□er□ion: 12□29□2011
□a□e □a□a Arrived a□E□□: 02□02□2012
□a□e □ade A□ive in □epor□: 02□21□2012
Number o□□ay□ □o □pda□e: 19

Sour□e: Communi□y □eal□ Servi□e□
□elep□one: 323□□90□7□06
La□□E□□ Con□a□: 04□16□2012
Ne□□S□□eduled E□□ Con□a□: 0□06□2012
□a□a □elea□e □requen□y: Annually

Ci□y o□El Se□undo □nder□round S□ora□e □an□
□nder□round □ora□e an□ □ie□lo□a□ed in El Se□undo □i□y.

□a□e o□Governmen□□er□ion: 01□23□2012
□a□e □a□a Arrived a□E□□: 01□25□2012
□a□e □ade A□ive in □epor□: 02□22□2012
Number o□□ay□ □o □pda□e: 2□

Sour□e: Ci□y o□El Se□undo □ire □epar□men□
□elep□one: 310□524□2236
La□□E□□ Con□a□: 04□17□2012
Ne□□S□□eduled E□□ Con□a□: 0□06□2012
□a□a □elea□e □requen□y: Semi□Annually

Ci□y o□Lon□ Bea□□ □nder□round S□ora□e □an□
□nder□round □ora□e an□ □ie□lo□a□ed in □□e □i□y o□Lon□ Bea□□.

□a□e o□Governmen□□er□ion: 03□2□□2003
□a□e □a□a Arrived a□E□□: 10□23□2003
□a□e □ade A□ive in □epor□: 11□26□2003
Number o□□ay□ □o □pda□e: 34

Sour□e: Ci□y o□Lon□ Bea□□ □ire □epar□men□
□elep□one: 562□570□2563
La□□E□□ Con□a□: 03□05□2012
Ne□□S□□eduled E□□ Con□a□: 05□14□2012
□a□a □elea□e □requen□y: Annually

Ci□y o□□orran□e □nder□round S□ora□e □an□
□nder□round □ora□e an□ □ie□lo□a□ed in □□e □i□y o□□orran□e.

□a□e o□Governmen□□er□ion: 01□16□2012
□a□e □a□a Arrived a□E□□: 01□1□□2012
□a□e □ade A□ive in □epor□: 02□22□2012
Number o□□ay□ □o □pda□e: 35

Sour□e: Ci□y o□□orran□e □ire □epar□men□
□elep□one: 310□61□□2973
La□□E□□ Con□a□: 04□10□2012
Ne□□S□□eduled E□□ Con□a□: 07□30□2012
□a□a □elea□e □requen□y: Semi□Annually

□A□IN CO□N□□:

□nder□round S□ora□e □an□ Si□e□
Curren□ly permi□ed □S□□in □arin Coun□y.

□a□e o□Governmen□□er□ion: 01□13□2012
□a□e □a□a Arrived a□E□□: 01□24□2012
□a□e □ade A□ive in □epor□: 02□22□2012
Number o□□ay□ □o □pda□e: 29

Sour□e: □ubli□□ or□□ □epar□men□□ a□□e □ana□emen□
□elep□one: 415□499□6647
La□□E□□ Con□a□: 04□09□2012
Ne□□S□□eduled E□□ Con□a□: 07□23□2012
□a□a □elea□e □requen□y: Semi□Annually

NA□A CO□N□□:

Si□e□□ i□□ □epor□ed Con□amina□ion
A li□in□ o□lea□in□ under□round □ora□e an□ □ie□lo□a□ed in Napa □oun□y.

□a□e o□Governmen□□er□ion: 12□05□2011
□a□e □a□a Arrived a□E□□: 12□06□2011
□a□e □ade A□ive in □epor□: 02□07□2012
Number o□□ay□ □o □pda□e: 63

Sour□e: Napa Coun□ □epar□men□o□Environmen□al □ana□emen□
□elep□one: 707□253□4269
La□□E□□ Con□a□: 03□05□2012
Ne□□S□□eduled E□□ Con□a□: 06□1□□2012
□a□a □elea□e □requen□y: No □pda□e □lanned

Clo□ed and Opera□in□ □nder□round S□ora□e □an□Si□e□
□nder□round □ora□e □an□ □ie□lo□a□ed in Napa □oun□.

□a□e o□Governmen□□er□ion: 01□15□200□
□a□e □a□a Arrived a□E□□: 01□16□200□
□a□e □ade A□ive in □epor□: 02□0□200□
Number o□□ay□ □o □pda□e: 23

Sour□e: Napa Coun□ □epar□men□o□Environmen□al □ana□emen□
□elep□one: 707□253□4269
La□□E□□ Con□a□: 12□05□2012
Ne□□S□□eduled E□□ Con□a□: 06□1□□2012
□a□a □elea□e □requen□y: No □pda□e □lanned

O□ANGE CO□N□□:

Li□□o□Indu□rial Si□e Cleanup□
□e□roleum and non□pe□roleum □pill□.

□a□e o□Governmen□□er□ion: 02□01□2012
□a□e □a□a Arrived a□E□□: 02□17□2012
□a□e □ade A□ive in □epor□: 02□21□2012
Number o□□ay□ □o □pda□e: 4

Sour□e: □eal□ Care A□en□y
□elep□one: 714□□34□3446
La□□E□□ Con□a□: 02□13□2012
Ne□□S□□eduled E□□ Con□a□: 05□2□□2012
□a□a □elea□e □requen□y: Annually

Li□□o□□nder□round S□ora□e □an□Cleanup□
Oran□e Coun□ □nder□round S□ora□e □an□Cleanup□ □L□S□□.

□a□e o□Governmen□□er□ion: 02□01□2012
□a□e □a□a Arrived a□E□□: 02□17□2012
□a□e □ade A□ive in □epor□: 02□21□2012
Number o□□ay□ □o □pda□e: 4

Sour□e: □eal□ Care A□en□y
□elep□one: 714□□34□3446
La□□E□□ Con□a□: 02□13□2012
Ne□□S□□eduled E□□ Con□a□: 05□2□□2012
□a□a □elea□e □requen□y: □uar□erly

Li□□o□□nder□round S□ora□e □an□ □a□ili□ie□
Oran□e Coun□ □nder□round S□ora□e □an□ □a□ili□ie□ □□S□□.

□a□e o□Governmen□□er□ion: 02□01□2012
□a□e □a□a Arrived a□E□□: 02□17□2012
□a□e □ade A□ive in □epor□: 04□03□2012
Number o□□ay□ □o □pda□e: 46

Sour□e: □eal□ Care A□en□y
□elep□one: 714□□34□3446
La□□E□□ Con□a□: 02□13□2012
Ne□□S□□eduled E□□ Con□a□: 05□2□□2012
□a□a □elea□e □requen□y: □uar□erly

□LACE□ CO□N□□:

□a□er Li□□o□□a□ili□ie□
Li□□in□lude□above□round □an□□, under□round □an□□ and □leanup □i□e□.

□a□e o□Governmen□□er□ion: 03□19□2012
□a□e □a□a Arrived a□E□□: 03□19□2012
□a□e □ade A□ive in □epor□: 04□04□2012
Number o□□ay□ □o □pda□e: 16

Sour□e: □la□er Coun□ □eal□ and □uman Servi□e□
□elep□one: 530□□□9□7312
La□□E□□ Con□a□: 03□12□2012
Ne□□S□□eduled E□□ Con□a□: 06□25□2012
□a□a □elea□e □requen□y: Semi□Annually

□I□E□SI□E CO□N□□:

Li□in□ o□□nder□round □an□Cleanup Si□e□
□iver□ide Coun□ □nder□round S□ora□e □an□Cleanup Si□e□ □L□S□□.

□a□e o□Governmen□□er□ion: 01□1□□2012
□a□e □a□a Arrived a□E□□: 01□26□2012
□a□e □ade A□ive in □epor□: 02□21□2012
Number o□□ay□ □o □pda□e: 26

Sour□e: □epar□men□o□Environmen□al □eal□
□elep□one: 951□35□□5055
La□□E□□ Con□a□: 12□21□2011
Ne□□S□□eduled E□□ Con□a□: 04□09□2012
□a□a □elea□e □requen□y: □uar□erly

□O□□RNM□NT R□CORDS S□ARC□□D □DATA C□RR□NC□ TRAC□□N□

□nder□round S□ora□e □an□ □an□Li□□
□nder□round □ora□e □an□ □i□e□lo□a□ed in □iver□ide □oun□y.

□a□e o□Governmen□□er□ion: 01□1□2012
□a□e □a□a Arrived a□E□□: 01□26□2012
□a□e □ade A□ive in □epor□: 02□24□2012
Number o□□ay□ o □pda□e: 29

Sour□e: □epar□men□o□Environmen□al □eal□
□elep□one: 951□35□5055
La□□E□□ Con□a□: 12□21□2011
Ne□□S□□eduled E□□ Con□a□: 04□26□2012
□a□a □elea□e □requen□y: □uar□erly

SAC□A□EN□O CO□N□□:

□o□i□Si□e Clean□□p Li□□
Li□□o□i□e□□□ere unau□ori□ed relea□e□o□po□en□ially □a□ardou□ma□erial□ □ave o□□urred.

□a□e o□Governmen□□er□ion: 0□□02□2011
□a□e □a□a Arrived a□E□□: 10□12□2011
□a□e □ade A□ive in □epor□: 11□0□2011
Number o□□ay□ o □pda□e: 27

Sour□e: Sa□ramen□o Coun□y Environmen□al □ana□emen□
□elep□one: 916□□75□□406
La□□E□□ Con□a□: 04□09□2012
Ne□□S□□eduled E□□ Con□a□: 07□23□2012
□a□a □elea□e □requen□y: □uar□erly

□a□er □a□ardou□□a□erial□□a□ili□y Li□□
Any bu□ine□□□a□□a□□a□ardou□ma□erial□on □i□e □□a□ardou□ma□erial □ora□e □i□e, under□round □ora□e □an□□, □a□e □enera□or□.

□a□e o□Governmen□□er□ion: 0□□02□2011
□a□e □a□a Arrived a□E□□: 10□14□2011
□a□e □ade A□ive in □epor□: 11□0□2011
Number o□□ay□ o □pda□e: 25

Sour□e: Sa□ramen□o Coun□y Environmen□al □ana□emen□
□elep□one: 916□□75□□406
La□□E□□ Con□a□: 04□09□2012
Ne□□S□□eduled E□□ Con□a□: 07□23□2012
□a□a □elea□e □requen□y: □uar□erly

SAN BE□NA□□INO CO□N□□:

□a□ardou□□a□erial □ermi□□
□□i□li□in□ in□lude□ under□round □ora□e □an□□, medi□al □a□e □andler□□□enera□or□, □a□ardou□ma□erial□ □andler□, □a□ardou□□a□e □enera□or□, and □a□e oil □enera□or□□□andler□.

□a□e o□Governmen□□er□ion: 03□01□2012
□a□e □a□a Arrived a□E□□: 03□01□2012
□a□e □ade A□ive in □epor□: 03□27□2012
Number o□□ay□ o □pda□e: 26

Sour□e: San Bernardino Coun□y □ire □epar□men□□a□ardou□□a□erial□ □ivi□ion
□elep□one: 909□3□7□3041
La□□E□□ Con□a□: 02□13□2012
Ne□□S□□eduled E□□ Con□a□: 05□2□□2012
□a□a □elea□e □requen□y: □uar□erly

SAN □IEGO CO□N□□:

□a□ardou□□a□erial□□ana□emen□□ivi□ion □a□aba□e
□□e da□aba□e in□lude□: □E5□ □□□i□repor□□on□ain□ □□e bu□ine□□ name, □i□e addre□□, bu□ine□□ p□one number, e□abli□□men□ □□ permi□ number, □ype o□permi□, and □□e bu□ine□□ □a□u□. □E17 □In addi□ion □o providin□ □□e □ame in□orma□ion provided in □□e □E5□ li□□in□, □E17 provide□ in□pe□ion da□e□, viola□ion□re□eived by □□e e□abli□□men□, □a□ardou□ □a□e □enera□ed, □□e quan□i□y, me□□od o□□□ora□e, □rea□men□ di□po□al o□□a□e and □□e □auler, and in□orma□ion on under□round □ora□e □an□□. □nau□ori□ed □elea□e Li□□□In□lude□a □ummary o□environmen□al □on□amina□ion □a□e□ in San □ie□o Coun□y □under□round □an□□a□e□, non□an□□a□e□, □round□a□er □on□amina□ion, and □oil □on□amina□ion are in□luded.□

□a□e o□Governmen□□er□ion: 09□09□2010
□a□e □a□a Arrived a□E□□: 09□15□2010
□a□e □ade A□ive in □epor□: 09□29□2010
Number o□□ay□ o □pda□e: 14

Sour□e: □a□ardou□□a□erial□□ana□emen□□ivi□ion
□elep□one: 619□33□□226□
La□□E□□ Con□a□: 03□16□2012
Ne□□S□□eduled E□□ Con□a□: 06□25□2012
□a□a □elea□e □requen□y: □uar□erly

Solid □ a□e □a□ili□ie□
San □ie□o Coun□ Solid □ a□e □a□ili□ie□.

□a□e o□Governmen□□er□ion: 10□31□2011
□a□e □a□a Arrived a□E□□: 11□04□2011
□a□e □ade A□ive in □epor□: 12□13□2011
Number o□□ay□ □o □pda□e: 39

Sour□e: □epar□men□o□□eal□ Servi□e□
□elep□one: 619□33□2209
La□□E□□ Con□a□: 01□30□2012
Ne□□S□□eduled E□□ Con□a□: 05□14□2012
□a□a □elea□e □requen□y: □arie□

Environmen□al Ca□e Li□in□
□□e li□in□ □on□ain□all under□round □an□relea□e □a□e□and pro□e□□per□ainin□ □o proper□ie□□on□amina□ed □i□ □a□ardou□ □ub□an□e□ □a□are a□ively under revie□ by □e Si□e A□e□men□and □i□i□a□ion □ro□ram.

□a□e o□Governmen□□er□ion: 03□23□2010
□a□e □a□a Arrived a□E□□: 06□15□2010
□a□e □ade A□ive in □epor□: 07□09□2010
Number o□□ay□ □o □pda□e: 24

Sour□e: San □ie□o Coun□ □epar□men□o□Environmen□al □eal□
□elep□one: 619□33□2371
La□□E□□ Con□a□: 03□12□2012
Ne□□S□□eduled E□□ Con□a□: 06□25□2012
□a□a □elea□e □requen□y: No □pda□e □lanned

SAN □□ANCISCO CO□N□□:

Lo□al Over□i□e □a□ili□ie□
A li□in□o□lea□in□under□round □ora□e □an□ □i□e□lo□a□ed in San □ran□i□□o □oun□.

□a□e o□Governmen□□er□ion: 09□19□200□
□a□e □a□a Arrived a□E□□: 09□19□200□
□a□e □ade A□ive in □epor□: 09□29□200□
Number o□□ay□ □o □pda□e: 10

Sour□e: □epar□men□O□□ubli□ □eal□ San □ran□i□□o Coun□
□elep□one: 415□252□3920
La□□E□□ Con□a□: 02□13□2012
Ne□□S□□eduled E□□ Con□a□: 05□2□□2012
□a□a □elea□e □requen□y: □uar□erly

□nder□round S□ora□e □an□In□orma□ion
□nder□round □ora□e □an□ □i□e□lo□a□ed in San □ran□i□□o □oun□.

□a□e o□Governmen□□er□ion: 11□29□2010
□a□e □a□a Arrived a□E□□: 03□10□2011
□a□e □ade A□ive in □epor□: 03□15□2011
Number o□□ay□ □o □pda□e: 5

Sour□e: □epar□men□o□□ubli□ □eal□
□elep□one: 415□252□3920
La□□E□□ Con□a□: 02□13□2012
Ne□□S□□eduled E□□ Con□a□: 05□2□□2012
□a□a □elea□e □requen□y: □uar□erly

SAN □OA□□IN CO□N□□:

San □oaquin Co. □S□
A li□in□o□under□round □ora□e □an□lo□a□ion□in San □oaquin □oun□.

□a□e o□Governmen□□er□ion: 01□1□□2012
□a□e □a□a Arrived a□E□□: 01□1□□2012
□a□e □ade A□ive in □epor□: 02□22□2012
Number o□□ay□ □o □pda□e: 35

Sour□e: Environmen□al □eal□ □epar□men□
□elep□one: N□A
La□□E□□ Con□a□: 03□26□2012
Ne□□S□□eduled E□□ Con□a□: 07□09□2012
□a□a □elea□e □requen□y: Semi□Annually

SAN □A□EO CO□N□□:

Bu□ine□□ Inven□ory
Li□□in□lude□□a□ardou□□a□erial□Bu□ine□□□lan, □a□ardou□□a□e □ enera□or□, and under□round □ora□e □an□□.

□a□e o□Governmen□□er□ion: 01□17□2012
□a□e □a□a Arrived a□E□□: 01□17□2012
□a□e □ade A□ive in □epor□: 02□21□2012
Number o□□ay□ □o □pda□e: 35

Sour□e: San □a□eo Coun□ Environmen□al □eal□ Servi□e□ □ivi□ion
□elep□one: 650□363□1921
La□□E□□ Con□a□: 03□19□2012
Ne□□S□□eduled E□□ Con□a□: 07□02□2012
□a□a □elea□e □requen□y: Annually

□uel Lea□Li□□
A li□in□o□lea□in□under□round □ora□e □an□ □i□e□lo□a□ed in San □a□eo □oun□y.

□a□e o□Governmen□□er□ion: 12□15□2011
□a□e □a□a Arrived a□E□□: 12□15□2011
□a□e □ade A□ive in □epor□: 01□19□2012
Number o□□ay□ o □pda□e: 35

Sour□e: San □a□eo Coun□y Environmen□al □eal□ Servi□e□ □ivi□ion
□elep□one: 650□363□1921
La□□E□□ Con□a□: 03□19□2012
Ne□□S□□eduled E□□ Con□a□: 07□02□2012
□a□a □elea□e □requen□y: Semi□Annually

SAN□A CLA□A CO□N□□:

□IS□ L□S□ □□uel Lea□Si□e A□ivi□y □epor□
A li□in□o□open and □lo□ed lea□in□under□round □ora□e □an□□. □□i□li□in□i□no lon□er upda□ed by □□e □oun□y.
Lea□in□under□round □ora□e □an□□are no□ □andled by □□e □epar□men□o□Environmen□al □eal□.

□a□e o□Governmen□□er□ion: 03□29□2005
□a□e □a□a Arrived a□E□□: 03□30□2005
□a□e □ade A□ive in □epor□: 04□21□2005
Number o□□ay□ o □pda□e: 22

Sour□e: San□a Clara □alley □ a□er □i□ri□□
□elep□one: 40□□265□2600
La□□E□□ Con□a□: 03□23□2009
Ne□□S□□eduled E□□ Con□a□: 06□22□2009
□a□a □elea□e □requen□y: No □pda□e □lanned

LO□ Li□in□
A li□in□o□lea□in□under□round □ora□e □an□□lo□a□ed in San□a Clara □oun□y.

□a□e o□Governmen□□er□ion: 03□05□2012
□a□e □a□a Arrived a□E□□: 03□07□2012
□a□e □ade A□ive in □epor□: 03□27□2012
Number o□□ay□ o □pda□e: 20

Sour□e: □epar□men□o□Environmen□al □eal□
□elep□one: 40□□91□□3417
La□□E□□ Con□a□: 03□05□2012
Ne□□S□□eduled E□□ Con□a□: 06□1□□2012
□a□a □elea□e □requen□y: Annually

□a□ardou□ □a□erial □a□ili□ie□
□a□ardou□ ma□erial □a□ili□ie□, in□ludin□ under□round □ora□e □an□ □i□e□.

□a□e o□Governmen□□er□ion: 02□16□2012
□a□e □a□a Arrived a□E□□: 02□17□2012
□a□e □ade A□ive in □epor□: 02□21□2012
Number o□□ay□ o □pda□e: 4

Sour□e: Ci□y o□San □o□e □ire □epar□men□
□elep□one: 40□□535□7694
La□□E□□ Con□a□: 02□13□2012
Ne□□S□□eduled E□□ Con□a□: 05□2□□2012
□a□a □elea□e □requen□y: Annually

SOLANO CO□N□□:

Lea□in□ □nder□round S□ora□e □an□□
A li□in□o□lea□in□under□round □ora□e □an□ □i□e□lo□a□ed in Solano □oun□y.

□a□e o□Governmen□□er□ion: 12□19□2011
□a□e □a□a Arrived a□E□□: 01□06□2012
□a□e □ade A□ive in □epor□: 01□27□2012
Number o□□ay□ o □pda□e: 21

Sour□e: Solano Coun□y □epar□men□o□Environmen□al □ana□emen□
□elep□one: 707□7□4□6770
La□□E□□ Con□a□: 03□19□2012
Ne□□S□□eduled E□□ Con□a□: 07□02□2012
□a□a □elea□e □requen□y: □uar□erly

□nder□round S□ora□e □an□□
□nder□round □ora□e □an□ □i□e□lo□a□ed in Solano □oun□y.

□a□e o□Governmen□□er□ion: 12□19□2011
□a□e □a□a Arrived a□E□□: 01□17□2012
□a□e □ade A□ive in □epor□: 02□24□2012
Number o□□ay□ o □pda□e: 3□

Sour□e: Solano Coun□y □epar□men□o□Environmen□al □ana□emen□
□elep□one: 707□7□4□6770
La□□E□□ Con□a□: 03□19□2012
Ne□□S□□eduled E□□ Con□a□: 07□02□2012
□a□a □elea□e □requen□y: □uar□erly

SONO□A CO□N□□:

Lea□in□ □nder□round S□ora□e □an□Si□e□

A li□in□o□lea□in□under□round □ora□e □an□ □i□e□lo□a□ed in Sonoma □oun□.

□a□e o□Governmen□□er□ion: 04□05□2011
□a□e □a□a Arrived a□E□□: 04□06□2011
□a□e □ade A□ive in □epor□: 05□12□2011
Number o□□ay□ o □pda□e: 36

Sour□e: □epar□men□o□□eal□ Servi□e□
□elep□one: 707□565□6565
La□□E□□ Con□a□: 04□02□2012
Ne□□S□□eduled E□□ Con□a□: 07□16□2012
□a□a □elea□e □requen□y: □uar□erly

S□□□E□ CO□N□□:

□nder□round S□ora□e □an□□

□nder□round □ora□e □an□ □i□e□lo□a□ed in Su□er □oun□.

□a□e o□Governmen□□er□ion: 03□12□2012
□a□e □a□a Arrived a□E□□: 03□13□2012
□a□e □ade A□ive in □epor□: 04□03□2012
Number o□□ay□ o □pda□e: 21

Sour□e: Su□er Coun□ □epar□men□o□A□ri□ul□ure
□elep□one: 530□□22□7500
La□□E□□ Con□a□: 03□12□2012
Ne□□S□□eduled E□□ Con□a□: 06□25□2012
□a□a □elea□e □requen□y: Semi□Annually

□EN□□□A CO□N□□:

Bu□ine□□ □lan, □a□ardou□□ a□e □rodu□er□, and Opera□in□ □nder□round □an□□

□□e B□ □li□□indi□a□e□by □i□e addre□□ □□e□□er □□e Environmen□al □eal□□ □ivi□ion □a□Bu□ine□□ □lan □B□, □ a□e □rodu□er □□ □, and□or □nder□round □an□ □□□in□orma□ion.

□a□e o□Governmen□□er□ion: 02□03□2012
□a□e □a□a Arrived a□E□□: 02□22□2012
□a□e □ade A□ive in □epor□: 03□29□2012
Number o□□ay□ o □pda□e: 36

Sour□e: □en□ura Coun□ Environmen□al □eal□□ □ivi□ion
□elep□one: □05□654□2□13
La□□E□□ Con□a□: 02□20□2012
Ne□□S□□eduled E□□ Con□a□: 06□04□2012
□a□a □elea□e □requen□y: □uar□erly

Inven□ory o□Ille□al Abandoned and Ina□ive Si□e□

□en□ura Coun□ Inven□ory o□Clo□ed, Ille□al Abandoned, and Ina□ive Si□e□.

□a□e o□Governmen□□er□ion: 12□01□2011
□a□e □a□a Arrived a□E□□: 12□01□2011
□a□e □ade A□ive in □epor□: 01□19□2012
Number o□□ay□ o □pda□e: 49

Sour□e: Environmen□al □eal□□ □ivi□ion
□elep□one: □05□654□2□13
La□□E□□ Con□a□: 04□09□2012
Ne□□S□□eduled E□□ Con□a□: 07□23□2012
□a□a □elea□e □requen□y: Annually

Li□in□ o□□nder□round □an□Cleanup Si□e□

□en□ura Coun□ □nder□round S□ora□e □an□Cleanup Si□e□ □L□S□□.

□a□e o□Governmen□□er□ion: 05□29□200□
□a□e □a□a Arrived a□E□□: 06□24□200□
□a□e □ade A□ive in □epor□: 07□31□200□
Number o□□ay□ o □pda□e: 37

Sour□e: Environmen□al □eal□□ □ivi□ion
□elep□one: □05□654□2□13
La□□E□□ Con□a□: 02□20□2012
Ne□□S□□eduled E□□ Con□a□: 06□04□2012
□a□a □elea□e □requen□y: □uar□erly

□edi□al □ a□e □ro□ram Li□□

□o pro□e□□publi□ □eal□□ and □a□e□y and □□e environmen□□rom po□en□ial e□po□ure □o di□ea□e □au□in□a□en□, □□e Environmen□al □eal□□ □ivi□ion □edi□al □ a□e □ro□ram re□ula□e□ □□e □enera□ion, □andlin□, □ora□e, □rea□men□and di□po□al o□medi□al □a□e □rou□□ou□□□e Coun□.

□a□e o□Governmen□□er□ion: 12□27□2011
□a□e □a□a Arrived a□E□□: 02□03□2012
□a□e □ade A□ive in □epor□: 02□21□2012
Number o□□ay□ o □pda□e: 1□

Sour□e: □en□ura Coun□ □e□our□e □ana□emen□A□en□y
□elep□one: □05□654□2□13
La□□E□□ Con□a□: 01□30□2012
Ne□□S□□eduled E□□ Con□a□: 05□14□2012
□a□a □elea□e □requen□y: □uar□erly

□nder□round □an□Clo□ed Si□e□Li□□
□en□ura Coun□ Opera□in□ □nder□round S□ora□e □an□ Si□e□ □□S□□□nder□round □an□Clo□ed Si□e□Li□□.

□a□e o□Governmen□□er□ion: 12□01□2011
□a□e □a□a Arrived a□E□□: 12□19□2011
□a□e □ade A□ive in □epor□: 01□17□2012
Number o□□ay□ o □pda□e: 29

Sour□e: Environmen□al □eal□ □ivi□ion
□elep□one: □05□654□2□13
La□□E□□ Con□a□: 03□21□2012
Ne□□S□□eduled E□□ Con□a□: 07□02□2012
□a□a □elea□e □requen□y: □uar□erly

□OLO CO□N□□:

□nder□round S□ora□e □an□Compre□en□ive □a□ili□ □epor□
□nder□round □ora□e an□ □i□e□lo□a□ed in □olo □oun□.

□a□e o□Governmen□□er□ion: 12□2□□2011
□a□e □a□a Arrived a□E□□: 01□06□2012
□a□e □ade A□ive in □epor□: 01□17□2012
Number o□□ay□ o □pda□e: 11

Sour□e: □olo Coun□ □epar□men□o□□eal□
□elep□one: 530□666□□646
La□□E□□ Con□a□: 03□26□2012
Ne□□S□□eduled E□□ Con□a□: 07□09□2012
□a□a □elea□e □requen□y: Annually

OT□□R DATA□AS□□S□

□ependin□ on □e □eo□rap□i□ area □overed by □i□ repor□, □e da□a provided in □e□e □pe□ial□ da□aba□e□may or may no□be □omple□e. □or e□ample, □e e□i□en□e o□□e□land□in□ormation da□a in a □pe□i□ repor□doe□ no□mean □a□all □e□land□in □e area □overed by □e repor□are in□luded. □oreover, □e ab□en□e o□any repor□ed □e□land□in□ormation doe□no□ne□e□□arily mean □a□□e□land□do no□e□i□□in □e area □overed by □e repor□.

C□ □ANI□ES□: □a□ardou□ □a□e □ani□□□a□a
□a□ili□ and mani□□da□a. □ani□□i□a do□umen□□a□i□□ and □ra□□□ □a□ardou□ □a□e □rom □e □ena□or □rou□□ □ran□por□□r□ o a □d □a□ili□.

□a□e o□Governmen□□er□ion: 02□20□2012
□a□e □a□a Arrived a□E□□: 02□20□2012
□a□e □ade A□ive in □epor□: 03□15□2012
Number o□□ay□ o □pda□e: 24

Sour□e: □epar□men□o□Ener□y □ Environmen□al □ro□e□ion
□elep□one: □60□424□3375
La□□E□□ Con□a□: 02□20□2012
Ne□□S□□eduled E□□ Con□a□: 06□04□2012
□a□a □elea□e □requen□y: Annually

N□ □ANI□ES□: □ani□□In□orma□ion
□a□ardou□ □a□e mani□□in□orma□ion.

□a□e o□Governmen□□er□ion: 12□31□2010
□a□e □a□a Arrived a□E□□: 07□20□2011
□a□e □ade A□ive in □epor□: 0□11□2011
Number o□□ay□ o □pda□e: 22

Sour□e: □epar□men□o□Environmen□al □ro□e□ion
□elep□one: N□A
La□□E□□ Con□a□: 04□17□2012
Ne□□S□□eduled E□□ Con□a□: 07□30□2012
□a□a □elea□e □requen□y: Annually

N□ □ANI□ES□: □a□ili□ and □ani□□□a□a
□ani□□i□a do□umen□□a□i□□ and □ra□□□ □a□ardou□ □a□e □rom □e □ena□or □rou□□ □ran□por□□r□ o a □S□ □a□ili□.

□a□e o□Governmen□□er□ion: 01□10□2012
□a□e □a□a Arrived a□E□□: 02□09□2012
□a□e □ade A□ive in □epor□: 03□09□2012
Number o□□ay□ o □pda□e: 29

Sour□e: □epar□men□o□Environmen□al Con□erva□ion
□elep□one: 51□402□□651
La□□E□□ Con□a□: 02□09□2012
Ne□□S□□eduled E□□ Con□a□: 05□21□2012
□a□a □elea□e □requen□y: Annually

□O□□RNM□NT R□CORDS S□ARC□□D □DATA C□RR□NC□ TRAC□□N□

□A □ANI□ES□: □ani□e□□In□orma□ion
□a□ardou□ □a□e mani□e□□in□orma□ion.

□a□e o□Governmen□□er□ion: 12□31□2009
□a□e □a□a Arrived a□E□□: 01□26□2012
□a□e □ade A□ive in □epor□: 03□06□2012
Number o□□ay□ □o □pda□e: 40

Sour□e: □epar□men□o□Environmen□al □ro□e□□ion
□elep□one: 717□7□3□□990
La□□E□□ Con□a□□: 01□23□2012
Ne□□S□□eduled E□□ Con□a□□: 05□07□2012
□a□a □elea□e □requen□y: Annually

□I □ANI□ES□: □ani□e□□in□orma□ion
□a□ardou□ □a□e mani□e□□in□orma□ion

□a□e o□Governmen□□er□ion: 12□31□2010
□a□e □a□a Arrived a□E□□: 06□24□2011
□a□e □ade A□ive in □epor□: 06□30□2011
Number o□□ay□ □o □pda□e: 6

Sour□e: □epar□men□o□Environmen□al □ana□emen□
□elep□one: 401□222□2797
La□□E□□ Con□a□□: 02□27□2012
Ne□□S□□eduled E□□ Con□a□□: 06□11□2012
□a□a □elea□e □requen□y: Annually

□I □ANI□ES□: □ani□e□□In□orma□ion
□a□ardou□ □a□e mani□e□□in□orma□ion.

□a□e o□Governmen□□er□ion: 12□31□2010
□a□e □a□a Arrived a□E□□: 0□19□2011
□a□e □ade A□ive in □epor□: 09□15□2011
Number o□□ay□ □o □pda□e: 27

Sour□e: □epar□men□o□Natural □e□our□e□
□elep□one: N□A
La□□E□□ Con□a□□: 03□19□2012
Ne□□S□□eduled E□□ Con□a□□: 07□02□2012
□a□a □elea□e □requen□y: Annually

Oil□Ga□ □ipeline□: □□i□da□a □a□obained by E□□ □rom □□e □SGS in 1994. I□i□re□erred □o by □SGS a□Geo□a□a □i□ial Line Grap□□ □rom 1:100,000□S□ale □ap□ I□□a□e□ra□ed □rom □□e □ran□por□a□ion □a□e□ory in□ludin□ □ome oil, bu□primarily □a□pipeline□.

Ele□ri□ □o□er □ran□mi□□ion Line □a□a
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APPENDIX D: QUALIFICATIONS

PARTNER

Joseph Kim
Project Manager

PARTNER Engineering and Science, Inc.

Education

M.S. Environmental Science, California State University at Fullerton (currently enrolled)
B.A. Environmental Analysis and Design, University of California at Irvine

Registrations

Certified Hazardous Materials Manager (15308)
California Registered Environmental Assessor (REA I – 30085)

Summary of Professional Experience

Mr. Kim has eight years of experience performing environmental studies and investigations. He has significant experience in due diligence assessments for a variety of property types and the needs and requirements of varied number of reporting standards, including ASTM standards, EPA's All Appropriate Inquiry (AAI), and customized client formats. His responsibilities have included business development, project planning, implementation, and management. He has managed and/or assisted in more than 500 Phase I and II Environmental Site Assessments (ESAs) in multiple states. He has conducted peer review of hundreds of environmental investigation reports including Phase I and II ESAs, feasibility studies, remedial action plans, and quarterly groundwater sampling reports. He also has assisted in several litigation projects helping attorneys and private entities on contaminated properties with multiple sources of contamination. His responsibilities have also included implementation of remedial systems such as soil vapor extraction and dual phase extraction and oversight of groundwater monitoring well installation/abandonment, pilot tests, air sparging, quarterly groundwater monitoring samplings, hazardous wastes disposal, regulatory compliance assessment, asbestos surveys, lead-based paint surveys, and radon studies. Mr. Kim is also experienced in building sciences and has performed numerous Property Condition Assessments.

Mr. Kim served as a project manager on hundreds of environmental due diligence projects across the nation. These projects have involved the transfer, sale, and redevelopment of former industrial facilities, gas stations, dry cleaners, or manufacturing facilities. Duties included the procurement and completion of environmental due diligence services, client communication and technical dissemination, and the adherence of deliverable reports to the current ASTM standards, industry standards, and specific scopes such as: Small Business Administration, HUD, Fannie Mae, Freddie Mac, and individual lender-specific scope. Additionally, Mr. Kim's duties included the analysis of site specific subsurface conditions and comparison to applicable regulatory criteria and the determination of proper remedies required based on current environmental conditions and future use or conceptual development needs of the client. Previously, Mr. Kim served as an environmental due diligence specialist at one of the largest international environmental consulting firms.

Some of the representative work experience for Mr. Kim includes:

- **Grand Plan Site Discover Project in Costa Mesa, CA / Department of Toxic Substances Control, Costa Mesa,**

  Research staff responsible for conducting area investigations of a former industrial facility. The research focused on identifying properties within 1 mile radius of the subject property for records of hazardous chemical usage, reported release of chemicals, aboveground and underground storage tanks, and non-compliance with regulatory requirement. Reviewed extensive documents including but were not limited to aerial photographs, title records, previous environmental reports, newspaper/internet articles, and building records. Responsible for preparing various documents summarizing historical information gathered. Identified several key documents that were pivotal in determining a responsible party.

- **3000 Imperial, Lynwood, CA / Confidential Client**

  Research staff responsible for conducting research of historical background of a former industrial facility. The research focused on identifying all previous tenants and hazardous materials/wastes used and generated. Reviewed extensive documents including but were not limited to aerial photographs, title records, database reports, previous environmental reports, newspaper/internet articles, and building records. Responsible for preparing various documents summarizing historical information gathered.

- **United Alloys, Inc., Los Angeles, CA / Confidential Client**

  Research staff responsible for conducting research of historical background of a former industrial facility. The research focused on identifying all previous tenants and hazardous materials/wastes used and generated. Reviewed extensive documents including but were not limited to aerial photographs, title records, database reports, previous environmental reports, newspaper/internet articles, and building records. Responsible for preparing various documents summarizing historical information gathered. Acquired photographs that played an important role in the litigation.

- **Covanta Oxnard Phase I ESA, Oxnard, CA / Covanta Energy Corporation**

  Conducted a site assessment and prepared a Phase I ESA for an electricity generating facility. Site assessment focused on identifying presence of hazardous chemicals/wastes, aboveground and underground storage tanks, non-compliance with regulatory requirement, distressed vegetation, and evidence of chemical releases. Preparation of a Phase I ESA report focused on evaluating historical aerial photograph, topographic maps, city directories, Sanborn Fire Insurance maps, regulatory database reports, and regulatory agency files. Identified significant environmental issues associated with floor staining, former chemical usage, historical operations, and adjacent former landfill.

- **NEA Electronics Phase I ESA, Chatsworth, CA / Ensign-Bickford Industries, Inc.**

  Conducted a site assessment and prepared a Phase I ESA for a former typewriter ribbon manufacturing facility. Identified significant environmental issues associated with previous leaks of unknown waste and historical operations.

- **Beaudry Avenue Phase I ESA, Los Angeles, CA / State of California General Services**

  Conducted a site assessment and prepared a Phase I ESA for a land containing two abandoned oil wells. Identified significant environmental issues associated with the former oil wells and associated storage tank.

- **Special Devices, Inc. Phase I ESA, Moorpark, CA / Ensign-Bickford Industries**

  Conducted a site assessment and prepared a Phase I ESA for an existing pyrotechnical material blender and aerospace pyrotechnic manufacturer. Identified significant environmental issues associated with industrial wastewater and storm water discharges and the potential release of perchlorate or other chemicals.

- **Transaction Screen Process, San Bernardino, CA / Supervalu, Inc.**

  Conducted a site assessment and prepared a Transaction Screen Process report for a former Staples building. Worked as a project lead for asbestos survey/sampling conducted for the same building.

- **Environmental Exit Assessment, Fontana, CA / GE Capital Solutions-Trailer Fleet Services**

  Conducted a site assessment and prepared an exit assessment for a 20-acre trailer storage yard. Identified and removed hundreds of surface stains from the yard. Conducted sheen test and properly disposed of stained soil from the yard. After the removal of the stained soil, the storage yard was reconditioned to its original condition.

- **Tribune Due Diligence, Multiple Sites / Tribune Company**

  Conducted a site assessment and prepared a Phase I ESAs for multiple newspaper printing facilities in California and Maryland. Worked as a project lead and reviewed Phase I ESA reports prepared by colleagues for newspaper printing facilities in Missouri, Connecticut, and New York. Provided timely service to the client in a very tight schedule.

Finally, Mr. Kim's diversity managing projects across industrial, residential, retail, and commercial environments, as well as his diverse project experience, is a major contribution to Partner Engineering and Science's Project Management team.

Michael Eng
Principal Consultant

Education
M.S. in Environmental Science Loyola Marymount University
B.S. in Biological Sciences Loyola Marymount University

Registrations
Inspection Training Associates (ITA) Commercial Buildings Training
Advanced Institute of Pest Technology (AIPT) Branch III Technical training (Pest Identification, Safety, and Construction Techniques)
MBA - Fannie Mae and Freddie Mac Multifamily Property Inspection

Affiliations
Member, Mortgage Banker's Association

Summary of Professional Experience
Mr. Eng has more than eight years of experience in the environmental consulting industry and in a broad range of environmental disciplines, including environmental assessments, natural resource management, wetlands delineation, and wastewater treatment. Mr. Eng has more than six years of project management experience in the environmental and civil/structural engineering field.

Mr. Eng has project experience in Phase I environmental site assessments (ESAs), environmental transaction screens, radon screening, property condition assessments, property condition evaluations, property needs assessments, and seismic evaluations. Mr. Eng is familiar with all aspects of due diligence property assessments and the needs and requirements of a varied number of reporting standards, including the new standard ASTM E1527-05, E2247-08, E2018, EPA's All Appropriate Inquiry (AAI), Fannie Mae DUS, Freddie Mac, HUD, and customized client formats or scope.

Relevant project experience for Mr. Eng includes:

- Conducted several hundred Due Diligence Environmental Site Assessments (ESAs) and Property Condition Assessments for multi-family residential dwellings, hotels/motels/resorts, commercial office buildings, shopping centers, multi-tenant commercial complexes, industrial warehouses, manufacturing facilities, dry cleaning plants, gasoline service stations, automotive repair and body shop, medical facilities, and food processing facilities
- Performed lead in water sampling for various multi-family residential dwellings
- Evaluation of the condition of all major building systems
- Formulated cost analysis for building owners and perspective purchasers
- Advised clients on existing environmental conditions associated to a site

Mr. Eng has technical experience working for the following financial institutions:

- Business Loan Xpress
- Bank of the West
- California Bank and Trust
- Citibank North America
- Citigroup Global Markets
- Comerica Bank
- Commerce West Bank
- East West Bank
- George Smith Partners
- Morgan Stanley Mortgage Capital, Inc.
- Prudential Mortgage Capital Company
- United Commercial Bank
- Washington Mutual Bank
- Wells Fargo Bank

Mr. Eng has experience as a senior project manager in the due diligence environmental and building sciences/construction field and is currently a principal consultant within the same field. His background in the environmental sciences and property assessments allows him to provide complete and thorough assessments and evaluations to serve a client's specific needs. In addition to providing consulting services, Mr. Eng has assisted in senior report reviewing and employee training in both the due diligence environmental and building sciences departments.

Jenny Redlin, REA
Principal

Education
B.S. in Biological Sciences, University of California Santa Barbara, Distinction in Major

Registrations
Registered Environmental Assessor (REA)
OSHA 40-Hour Health and Safety Training

Affiliations
Member, Environmental Bankers Association
Member, Mortgage Banker's Association
Member, All Star Group, Income Property Lending

Summary of Professional Experience
Ms. Redlin has more than 11 years of experience in the environmental consulting industry. Her background in environmental science, in addition to her knowledge of current environmental regulations, allows her to offer the most efficient and cost-effective means of regulatory compliance. Ms. Redlin has extensive experience managing all aspects of due diligence, specializing in environmental due diligence, for nationwide and local clients such as:

- Residential Developers
- Commercial Developers
- Mortgage Brokers
- Real Estate Brokers
- Individual Property Owners and Buyers
- Financial Institutions including:
  - Portfolio Lenders
  - SBA Lenders
  - HUD Lenders
  - Fannie Mae Lenders
  - Freddie Mac Lenders
  - Private Equity Funds
  - Insurance Lenders

Ms. Redlin has gained valuable knowledge and know-how from having been personally involved in the details of thousands of real estate transactions for various client types, and therefore understands the specific needs and scopes of work required for all parties involved in a transaction.

Ms. Redlin has served as an environmental scientist, project manager, or executive senior author on over 5,000 real estate transactions. Ms. Redlin's due diligence resume includes experience at all levels, advising lenders and real estate investors through the following product types:

- Phase I Environmental Site Assessments
- Phase II Subsurface Investigations
- Phase III Site Characterizations
- Remedial Cost Estimates
- Remediation Design and Implementation
- Environmental Transaction Screens
- Property Condition Assessments
- Probable Maximum Loss Assessments
- Property Condition Evaluations

Ms. Redlin has extensive experience in testing soil, soil gas, and groundwater in the context of a real estate transaction, as well as under the supervision of state and federal regulators. Among her specialties is guiding landowners and prospective purchasers through the process of selling or acquiring an environmentally challenged site.

Ms. Redlin has participated in the characterization of groundwater and soil contamination; quarterly groundwater monitoring; implementation of various systems such as soil vapor extraction systems, dual phase extraction systems, ozone sparging, air sparging, pump and treat; and soil excavation projects such as tank removals at several clean-up sites in Los Angeles and Orange County.

Real estate investors, redevelopment agencies, financial institutions, insurance lenders, and real estate equity funds have come to rely on her advice and judgment to help them with their real estate business decisions.

Ms. Redlin also has extensive experience in environmental compliance monitoring and biological consulting. She has extensive experience working as an independent contractor for and in conjunction with state and local agencies such as Santa Barbara County Parks, California Department of Fish and Game, California Public Utilities Commission, Los Angeles Water and Sanitation and others. This included monitoring construction activities near sensitive biological receptors; containing, quantifying and reporting any hazardous material spills that occurred; working with construction crews to ensure compliance with environmental permit regulations as well as reporting to interested parties on the progress and compliance of the project.

Ms. Redlin is a dedicated professional who takes pride and pleasure in meeting her client's needs.

Distinctions

Ms. Redlin was named Real Estate Southern California Woman of Influence in 2008 for her role in the area's commercial real estate transactions.

Ms. Redlin has been designated a 2009 California Mortgage Bankers Association (CMBA) Future Leader.

Ms. Redlin was one of only two consultants asked to sit on the Risk Managers Association (RMA) Credit Committee roundtable which discussed the effects of the new Federal All Appropriate Inquiries (AAI) standard on Phase I Environmental Site Assessments.

Distinction in Brownfield Profile

Publications

Granite Distributor Sponsors Radon Granite Testing Project, Stone World, December 2008

Presenter

Income Property Lending Conferences- Regular Presenter

KATY YAROSLAVSKY

COUNCILWOMAN, FIFTH DISTRICT

May 30, 2025

Kyle Winston
City Planning Department
Re: CPC-2024-5548-DB-PR-HCA
2930 S Sepulveda Blvd. Los Angeles, CA 90064

Dear Mr. Winston,

I am writing in support of the development project CPC-2024-5548-DB-PR-HCA at 2930 S. Sepulveda Blvd. This project will bring much-needed housing to the area and represents a positive step forward for the community.

We would like to commend the applicant for proactively making themselves available for community input throughout the approval process, even though it was not a formal requirement. Their consistent engagement reflects a genuine commitment to collaborative development and has meaningfully contributed to addressing community concerns.

We understand the West of Westwood Homeowners Association has raised concerns and note that the applicant has worked to address issues brought forward by the Neighborhood Council. We deeply value the applicant team's continued engagement with local stakeholders.

In light of these efforts and the benefits this project offers, our office supports the project moving forward with the acknowledgement of the outstanding concerns.

Respectfully,

KATY YAROSLAVSKY
Councilwoman, Fifth District

200 N. SPRING STREET, ROOM 440 LOS ANGELES, CA 90012 213) 473-7005
CD5.LACITY.ORG

West of Westwood
Homeowners Association

May 11, 2025

Kyle Winston
Zoning Adminstrator
Cty of Los Angeles Planning Department

Re: CPC2024-5548-DB-PL-HCA
ENV2024-5549-CE

I am writing on behalf o the West of Westwood HOA (WOWHOA) representing 1200 households in Rancho Park.

November 14, 2024, the WOWHOA Board met with Mr. George Garikian and Rodney Khan to review the proposed 6-story, 77 Unit Bonus Density project at 2930 S. Sepulveda Blvd.

We realize with the need for more housing, bonus density incentives were made that now permit a project of this size on this property that a few years ago would not have been permitted. Developers no longer reach out to the Councilmember or the community as in the past. We want to thank Mr. Garikian for meeting with the WOWHOA Board even though his project is By-Right and did not need to meet with us.

We agree that multi-family units should be on commercial corridors but when there is no gradual change from one-story single family homes to a 6 story project, the one story single family homes adjacent need mitigation to ease the impact of larger projects.

During our meeting, we expressed concerns about the height and mass of the building and the traffic impact 77 units would have on Sepulveda, which is considered an artery to an already heavily traveled 405 freeway. We requested more privacy for the adjacent residents regarding proposed balconies and roof top activities. We reviewed the placement of moving vans, garage collection, ingress/egress to the project among other items.

We made some design suggestions that we found out this week were made. We want to thank the developer for those changes.

We remain concern about the decrease in set back to 5 feet, especially now after the Palisades Fire.

We welcome any additional mitigation you feel will ease the impact on the adjacent residential community.

Sincerely,

Terri Tippit

Terri Tippit, President

West of Westwood Homeowners Association • P.O. Box 64496 • Los Angeles, CA , 90064
email:wowhoa@ca.rr.com website: www.wowhoa.org
Phone: 310.475.2126

Kyle Winston <kyle.winston@lacity.org>

2930 S Sepulveda (CPC-2024-5548-DB-PR-HCA)

1 message

Aaron Tabak <amtabak@gmail.com> Fri, May 30, 2025 at 12:27 PM
To: kyle.winston@lacity.org, jenny.torres@lacity.org, sherwin.Shamoeil@asm.ca.gov

Dear Mr. Winston and the City Planning team,

I am the owner of 2925 S. Bentley Avenue, which would sit behind the large project planned at 2930 S. Sepulveda. I certainly understand the need for housing, and I understand the idea that developers near public transit can get a density bonus.

That being said, a building of this height would severely impact the ability to enjoy the house I spent all my savings to purchase, not to mention the privacy concerns. My two kids (both under the age of 5) would be on full view from tenants in this new building.

If there is an option to reduce the height here, I ask that the City seriously consider this route.

Thank You,

Aaron Tabak
2925 South Bentley Avenue
Los Angeles, CA 90064
310.409.8282

Kyle Winston <kyle.winston@lacity.org>

Regarding CPC-2024-5548-DB-PR-HCA

1 message

Juga Lazar <jugalazar@gmail.com> Wed, May 28, 2025 at 9:44 AM
To: jenny.torres@lacity.org, kyle.winston@lacity.org

Dear City Planning,

Regarding CPC-2024-5548-DB-PR-HCA

While it sounds quite reasonable to place a multifamily building on Sepulveda at the place of the removed BA office (that was so useful to all of us,) there are some things that are really concerning about this project:

- A major concern is the height of the newly proposed 6 story building, which will totally invade the privacy of the single-family homes ~10 feet across the alley.
- Such a tall structure overlooking right into the nearby homes' backyard, hallways, side alleys would seriously Blocks the sunlight, significantly disrupting the enjoyment of a quiet peaceful life of the owners.
- Further, the proposed building with 77 units bringing more than 140 cars will totally Jam the alley since the homes across (the back of this building) have parking garage access through the alley only. There's already a school and another building causing a lot of traffic movement.

I hope the council will RECONSIDER the allowance of the construction of this building in this HEIGHT and SIZE.

Kind regards,

Iagoda Lazarova

Kyle Winston <kyle.winston@lacity.org>

case number CPC-2024-5548-DB-PR-HCA

1 message

nitin gupta <nitatrit@yahoo.com> Thu, May 22, 2025 at 8:56 PM
To: kyle.winston@lacity.org

Dear City Planning,
I am writing to you about the concerns I have about the proposed 6 storey building near Sepulveda and Bentley.
I urge the council to disallow the construction of this building.
As a home owner I am distraught at the very sound of this proposal which takes away my joy of owning and living in peaceful society.
Please see the following points:

1. Privacy - There are single family homes ~10 feet across the alley. Such a tall structure would seriously encroach our privacy, looking right into our homes backyard, hallways, side alleys

2. Blocks sunlight - there is already a 3 story building that blocks half the light already. 6 stories would leave us with all shade. I purchased my home to live a quiet peaceful life and have several years of mortgage left. I feel being deprived and looted of joy I wanted.

3. Congestion traffic in the alleys - The homes in front this building have parking garage access through the alley only. There's already a school and another building causing a lot of traffic movement. This building with 77 units -> 150 cars will jam the alley up. Plus delivery, vendors, visitors who will try to park on street and take away our spot.

4. What school will the kids from these units go to? Our local schools are already burdened with teacher to student ratio.

5. Our parks, libraries, recreation centers are already burdened with capacity, more people these facilities can handle.

6. Only 12 low income units out of 77 new units, how does this help affordability for low income people?

It's not fair to homeowners to allow such tall structures almost overlooking in the backyard.
This not only affects me as an individual but the community at large when we think there aren't any new schools or parks provisioned to accommodate increased people who would inhabit the apartments.

Sincerely
Nick K

Sent from Yahoo Mail for iPhone

Kyle Winston <kyle.winston@lacity.org>

Case # CPC-2024-5548-DB-PR-HCA

1 message

Rosanna Cagliata <rcagliata@msn.com> Tue, Jun 3, 2025 at 2:15 PM
To: "kyle.winston@lacity.org" <kyle.winston@lacity.org>, "jenny.torres@lacity.org" <jenny.torres@lacity.org>
Cc: Terri Tippit <tmtippit@ca.rr.com>, "nitatrit@yahoo.com" <nitatrit@yahoo.com>, Nicola <niccag10@gmail.com>

Dear City Planning,

I am writing to you about the concerns I have about the proposed 6 story building near Sepulveda and Bentley ***CPC-2024-5548-DB-PR-HCA***

I have been the homeowner of 2922 S. Bentley since 2001 and am distraught at the very sound of this proposal which takes away my joy of owning and living in peaceful society.

Please see the following points:

1. Privacy - There are single family homes ~10 feet across the alley. Such a tall structure would seriously encroach our privacy, looking right into our street's backyards, hallways and side alleys.

2. Blocks sunlight - there is already a 3-story building that blocks half the light already. 6 stories would leave us with all shade. I purchased my home to live a quiet peaceful life and have several years of mortgage left. I feel being deprived and looted of joy I wanted.

3. Congestion traffic in the alleys - The homes behind this building have parking garage access through the alley only. There's already a school, another building and a electric vehicle charging station causing a lot of traffic movement. In addition, our block of Bentley avenue is often used as a cut through to avoid waiting at the busy intersection of National and Sepulveda.

This building with 77 units -> 150 cars will jam the alley up. In addition, delivery, vendors, visitors who will try to park on street and take away our spot.

4. What school will the kids from these units go to? Our local schools are already burdened with teacher to student ratio.

5. Our parks, libraries, recreation centers are already burdened with capacity, more people these facilities can handle.

6. Only 12 low-income units out of 77 new units, how does this help affordability for low-income people?

7. There will be a lot of noise and disturbances during construction.

8. There will be lack of privacy issues for medical patients in the 2990 building.

9. The balconies not being solid to shield views.

10. There should be a reduction of rear setback from 18 feet to 5 feet- especially due to increased fire-spread awareness.

11. There will be, disturbances to school children in the building on the north side and the autism clinic at 2990 Sepulveda.

12. There will be lack of transitional height step back on the side abutting R-1 properties and will devalue our R-1 property values.

It's not fair to homeowners to allow such tall structures almost overlooking in our backyards.

There seem to be other options to help with the need for units that do not back right up to single family homes such as the building behind Ross Dress for Less that used to house Big Lots. It is still near transportation but will not directly affect Single Family homes. This is just one location example, and I am sure there are many others like this.

This not only affects me as an individual but the community at large since there aren't any new schools or parks provisioned to accommodate increased people who would inhabit the apartments.

Sincerely,

Rosanna and Nicola Cagliata

2922 S Bentley Avenue

LA 90064

NOSSAMAN LLP

ATTORNEYS AT LAW

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34th Floor
Los Angeles, CA 90017
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Admitted only in California

Refer To File # 505368-0001

By: *Email and Hand Delivery*

May 15, 2025

Kyle Winston
Planning Department
City of Los Angeles
200 N. Spring Street, Room 721
Los Angeles, CA 90012
kyle.winston@lacity.org

Re: Comments on Proposed Residential Project at 2930-2936 South Sepulveda Boulevard, Case Numbers CPC-2024-5548-DB-PR-HCA and ENV-2024-5549-CE

Dear Hearing Officer:

Nossaman LLP is land use counsel to 2990 S. Sepulveda Blvd. LLC, which owns the Mullikin Medical Center, located at 2990 South Sepulveda Boulevard. We are writing to provide comments on the proposed construction, use, and maintenance of a 71-foot high, six-story, 77-unit residential development with one subterranean and one street-level parking areas, including 84 parking spaces, at 2930-2935 South Sepulveda Boulevard ("Project"). The Project site is located less than one half mile southeast of the Interstate Highway 405/Interstate Highway 10 interchange.

The tenants of Mullikin Medical Center include a pediatric clinic that treats children with autism. Besides being a medical facility, 2990 South Sepulveda Boulevard is a telecommunications center with multiple wireless carriers as tenants. There is extensive infrastructure present at the medical center, including backup systems and power.

As documented below and in the supporting expert testimony of Lee Afflerbach, P.E., the Project as currently proposed will block cellular and emergency service communications north of the I-10 freeway and interfere with the City of Los Angeles' ("City") emergency response plans. This demonstrated specific adverse impact on public health and safety precludes the City from granting waivers of development standards to allow for the Project proponent's requested increase in height from 45 feet to 71 feet and the elimination of transitional height requirements in the C2-1 VL Zone. Additionally, the signal interference caused by the Project raises serious questions regarding the Project's interference with federal and state laws prohibiting such interference, as well as nuisance and trespass liability for the developer. The developer and the City should consider implementing Project modifications that avoid impairing the City's emergency response capabilities to achieve the same number of affordable and market rate units.

Additionally, as discussed below, the Class 32 Categorical Exemption Report ("Exemption Report") prepared for the Project by Meridian Consultants is flawed as it documents that the Class 32 regulatory exemption ***does not*** apply to the Project and that the Project must undergo environmental review under the California Environmental Quality Act, Pub. Resources Code, §§ 21000 et seq., ("CEQA"). Specifically, the Exemption Report confirms that Project construction will result in significant noise impacts during Project construction. In addition to documenting, beyond a reasonable doubt, that the Project will result in a potentially significant noise impact, the Exemption Report is riddled with factual inaccuracies and omissions that would cause a trier of fact to question whether the City had undertaken its due diligence in evaluating the Project's potential to significantly impact the environment.

The Class 32 categorical exemption (a/k/a "Infill Exemption") does not apply to the Project in any event because the Project's height and proximity to telecommunications facilities present an unusual circumstance that results in substantial interference with emergency response and potentially significant wildfire impacts.

For all the above reasons, we request the Hearing Officer delay acting on the requested entitlements to allow the Project proponent to propose an updated and legally defensible Project concept that can ensure the attainment of the City's affordable housing objectives while protecting public safety.

I. THE PROJECT IS NOT ENTITLED TO DEVELOPMENT STANDARD WAIVERS UNDER STATE LAW AND THE CITY'S DENSITY BONUS ORDINANCE.

The Project seeks affordable housing-based waivers from applicable transitional height and the 45-foot height limitation to increase the proposed building height to 71 feet. This amounts to a 57% increase in the permitted height of the otherwise applicable development standards for the Project site. Under the City's density bonus ordinance and state housing laws, the City may not approve a waiver of development standards if "[t]he Waiver would have a Specific Adverse Impact, as defined in California Government Code Section 65589.5(d)(2), upon public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the Specific, Adverse Impact." (Los Angeles Municipal Code, § 12.22.A.37.(d)(3)(i)(b).)

A specific, adverse impact is defined by state law 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." (Gov. Code, § 65595.5, subd. (d)(2).)

The Project would cause the existing telecommunication facilities located at the Mullikin Medical Center to fail the City's standards for adequate wireless telecommunication coverage. (See, e.g., Los Angeles Municipal Code, § 12.21.A.20(b)(7) [requiring telecom facilities to document adequate coverage].) In the attached analysis prepared by CTC Media Group, Inc., Mr. Lee Afflerbach has shown, based on his review of the Project materials and the construction plans of the telecommunication facilities located at 2990 South Sepulveda Boulevard, a 10-12 dB of degradation of wireless signal north of Interstate Highway I-10. (See Letter from Lee Afflerbach to Jonathan Kramer dated May 13, 2025, p. 5 and *id*. at Figures 4 and 5, attached hereto as **Exhibit 1**.) A degradation of this magnitude would cause wireless signal in the impacted areas (shown in Figures 4 and 5 of Mr. Afflerbach's letter), including vehicles traveling on the nearby I-10 /I-405 freeway intersection corridor, to fall below industry standards for urban

areas and interfere with emergency notifications for evacuation for natural disasters or emergency response plans. (*Id*. at pp. 2, 6.)

Mr. Afflerbach's analysis documents, based on 2022 California Department of Transportation traffic counts, that the wireless signal interference from the Project would impact over one million drivers every day. (*Id*. at p. 6.)

The City's Emergency Operations Master Plan and Master Procedures, available on the City's website, provides that cellular communication provided through private vendors are used primarily for emergency situations by various City departments.[1] The City's early warning and notifications strategy relies on voicemail, text, and email as a form of rapid dissemination of time sensitive information in an emergency.[2] For example, the City uses the platform NotifyLA as a mass notification system to provide emergency information regarding necessary protective actions, such as evacuation orders, to Los Angeles residents, businesses, and visitors.[3] The alerts are sent via recorded telephone messages, text messages, and emails, in the event of emergencies or critical situations.[4]

The City may not grant the requested waivers to the Project proponent as they would interfere with the City's emergency response plan by causing a degradation of wireless service in the Project vicinity that falls below industry standards and the standards and policies set forth in the City of Los Angeles Municipal Code. (See Gov. Code, § 65589.5(d)(2); Los Angeles Municipal Code, § 12.22.A.37(d)(5)(ii).) The City may not interpret its density bonus ordinance in a manner that limits or interferes with the operation and maintenance of public utilities or public services. (See *id*. § 12.22.A.2 [Exceptions].)

II. THE CEQA EXEMPTION FOR INFILL PROJECTS DOES NOT APPLY TO THE PROJECT.

The Infill Exemption to environmental review—that would otherwise be required for the Project under CEQA—does not apply where a project would result in significant noise impacts. (See Cal. Code Regs., tit. 14 ["CEQA Guidelines"], § 15332, subd. (d).) The City bears the burden to establish that a project is eligible for the Infill Exemption. (See *Davidson Homes v. City of San Diego* (1997) 54 Cal.App.4th 106, 115; see also *Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego* (2006) 139 Cal.App.4th 249, 268-269 [the Infill Exemption "calls on the agency to make a definitive finding, at the preliminary review stage, as to whether or not there will be a significant environmental effect"].) The City cannot meet its burden because the Project proponent's documentation shows that the Project will result in significant noise impacts.

---

[1] City of Los Angeles Emergency Operations Plan, Communications Functional Support Annex (June 2008), at pp. 5, 21, 22, 26 *available at* https://emergency.lacity.gov/sites/g/files/wph1791/files/2021-04/communications_annex_2018_1.pdfhttps://emergency.lacity.gov/sites/g/files/wph1791/files/2021-04/communications_annex_2018_1.pdf.

[2] City of Los Angeles Emergency Operations Plan, Emergency Alert and Warning Functional Support Annex (Jan. 2022), at pp. 15-16, *available at* https://emergency.lacity.gov/sites/g/files/wph1791/files/2022-09/Emergency%20Alert%20and%20Warning%20Annex%202022%20.pdf.

[3] City of Los Angeles Emergency Management Department, *NotifyLA, the City of LA's Emergency Alert System*, *available at* https://emergency.lacity.gov/notifyla.

[4] *Ibid*.

A. The Project Does Not Qualify for the Infill Exemption Because It Will Result in Significant Noise Impacts.

A bedrock principle of CEQA is that public agencies may not qualify a project for a categorical exemption by applying mitigation measures to reduce the project's potentially significant impacts to below a level of significance. (See *Salmon Protection & Watershed Network v. County of Marin* (2004) 125 Cal.App.4th 1098, 1102.) Where a lead agency conditions the project on the implementation of specific, tailored measures to avoid potentially significant impacts, a categorical exemption is inappropriate. (*Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal.App.4th 1165, 1200.)

The Exemption Report identifies the following objective standards for assessing the significance of the Project's construction noise:

> An exceedance of existing ambient exterior noise levels ***by 5 dBA or more at a noise-sensitive use*** between the hours of 9:00 PM and 7:00 AM Monday through Friday, before 8:00 AM or after 6:00 PM on Saturday, or at any time on Sunday; or
>
> Construction activities lasting more than one day that would exceed existing ambient exterior sound levels ***by 10dBA or more at a noise-sensitive use***; or
>
> Construction activities lasting more than 10 days in a three-month period that would exceed existing ambient exterior noise levels ***by 5 dBA or more at a noise-sensitive use***

(Exemption Report, at p. 24, emphasis added.)

It is undisputed that the Project is located in the vicinity of several noise sensitive uses in the Project vicinity. (See *id.* at p. 24.)

Prior to the implementation of any mitigation measures, the Exemption Report states the Project's "***average noise levels during construction would result in a maximum increase of 16.9 dBA above the significance threshold of 5 dBA over ambient noise levels***." (*Id.* at p. 25, emphasis added.) Thus, the Exemption Report documents that the Project ***will*** result in significant noise impacts during Project construction. The Exemption Report reaches a less than significant construction noise impact conclusion only after imposing a suite of noise reduction measures specifically tailored to result in a quantitative reduction of Project construction noise to avoid a significance finding. (Exemption Report, Appendix B [Noise Technical Study], at pp. 19-20.) The City, however, may not mitigate the Project into a categorical exemption. (See *Salmon Protection & Watershed Network*, *supra*, 125 Cal.App.4th at p. 1102.)

The Exemption Report incorrectly states that the suite of mitigation measures recommended in the Noise Technical Report are "required to comply with the [measures] through State and local regulations." (*Id.* at p. 1.) The Project's suite of noise mitigation measures is distinguishable from generally applicable regulatory standards because here the Project proponent specifically stacked mitigation measures to achieve an overall reduction in noise that is below the City's adopted CEQA significance thresholds. (See *Walters v. City of Redondo Beach* (2016) 1 Cal.App.5th 809, 824 [involving a generally applicable condition of

approval requiring compliance with city's objective noise limit of 60 dBA].) The Los Angeles Municipal Code sections cited in the Exemption Report do not require implementation of any noise reduction measures, nor do they reference the quantitative CEQA significance thresholds relied on by the City in the Exemption Report. (See Exemption Report, at p. 16, citing Los Angeles Municipal Code sections 41.40 and 112.05.) The Association of Environmental Professionals, which broadly includes legal and technical professionals practicing under CEQA considers the construction noise measures relied on in the Exemption Report to be "mitigation measures."[5]

Unlike in *Walters*, where a project was designed to stay ***within*** the City's established noise ordinance during operation, here Project construction ***will exceed the applicable CEQA significance thresholds*** relative to ambient noise levels. CEQA does not permit the City to rely on noise mitigation to shoehorn this Project into a categorical exemption.

B. The Project Does Not Qualify for the Infill Exemption If It Will Result in Significant Water Quality Effects.

A project does not qualify for the Infill Exemption if it will result in significant water quality effects. (CEQA Guidelines, § 15332, subd. (d).) The Exemption Report and the corresponding Phase 1 Report does not identify the potential for groundwater and soil contamination as a result of a former gas station on the parcel adjacent to the Project site. A 1992 Phase II technical memo prepared for 2990 Sepulveda Boulevard identified that Standard Oil Company constructed a gasoline station on the subject site in 1951 with possible underground storage tanks." (1992 Phase II, at p. 1, attached hereto as **Exhibit 3**.) The Phase II technical memo reports that a "[r]eview of nearby wells indicates poor water quality under the subject site from several organic compounds and metals from ***off site*** sources. (*Ibid*., emphasis added.)

The Exemption Report does not acknowledge the prior gasoline station on the adjacent parcel or the related soils and groundwater contamination or that the Project could disturb contaminated soils during the substantial excavation activities proposed as part of the Project.

III. UNUSUAL CIRCUMSTANCES TAKE THE PROJECT OUT OF CATEGORIES OF PROJECTS NORMALLY SUBJECT TO THE INFILL EXEMPTION.

The Infill Exemption does not apply if "there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." (CEQA Guidelines, § 15300.2, subd. (c); see also *Berkeley Hillside Preservation v. City of Berkeley* (2016) 60 Cal.4th 1086, 1104; *Banker's Hill*, *supra*, 139 Cal.App.4th at p. 268 [same].) Where a project ***will*** result in a significant impact to the environment, however, that finding ***necessarily*** establishes that the project is unusual and not subject to any categorical exemption. (*Berkeley Hillside Preservation*, *supra*, 60 Cal.4th at p. 1105.)

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[5] See Association of Environmental Professionals, *2025 CEQA California Environmental Quality Act Statute and Guidelines* (2025), *available at* https://www.califaep.org/docs/CEQA_Handbook_2025combined.pdf.

A. There Is at Least a Reasonable Possibility That the Project Will Have a Significant Effect on the Environment Due to the Project's Height.

(i) The Project's height presents an unusual circumstance.

The Exemption Report improperly concludes that there are "no unusual circumstances associated with the Project site or the Proposed project" that would exclude the Project from using the Infill Exemption. (Exemption Report, at p. 37.) The Project's height of 71 feet is a 57% increase over what is permitted by the applicable zoning and its proximity to telecommunications facilities is unusual for residential projects in the vicinity and will result in potentially significant wildfire and utilities impacts. Accordingly, even if the Infill Exemption did apply to the Project (it does ***not***), the City's reliance on the Infill Exemption is barred by the presence of unusual circumstances that will result in significant impacts to the environment.

(ii) The Project's height will result in potentially significant wildfire impacts.

A project that "[s]ubstantially impair[s] an emergency response plan or emergency evacuation plan may result in a potentially significant impact under CEQA. (CEQA Guidelines, Appendix G, XX [Wildfire], threshold (a).) As discussed in Section I above, the Project would interfere with the City's emergency response plan by causing a degradation of wireless service in the Project vicinity that falls below industry and regulatory standards. Further, as documented by Mr. Lee Afflerbach, the signal interference would impact millions of drivers in the Project vicinity and substantially impair the City's emergency response plans. The Project's wildfire impacts are potentially significant.

(iii) The Project's height will result in potentially significant impacts on utilities and service systems.

A project that will result in the relocation or construction of new or expanded telecommunications facilities may result in a potentially significant impact. (CEQA Guidelines, Appendix G, XIX [Utilities and Service Systems], threshold (a).) If the Project is constructed, the telecommunications facilities located at Mullikin Medical Center will be relocated as they will cease to meet industry and regulatory standards for cell coverage. The Project's impacts on utilities and service systems are potentially significant.

IV. THE PROJET MAY RESULT IN A VIOLATION OF THE FEDERAL TELECOMMUNICATIONS ACT.

The Project's height may result in a violation of the Federal Telecommunications Act by impacting the coverage provided by the telecommunications facilities located on the neighboring property. Congress recognized the national public interest of having uninterrupted wireless service and rapid technological advancement of wireless communications when it passed the Telecommunications Act of 1996 ("TCA").[6] Since the TCA's passage, there has been a sea of change in the growth of wireless services. According to the Federal Communications

[6] Telecommunications Act of 1996, Pub. L. No. 104-104, 110 Stat. 56 (1996), codified throughout Title 47 of the United States Code.

Commission ("FCC"), "[m]obile wireless services are an essential part of Americans' daily lives."[7] Further, "mobile wireless serves a critical role in public safety, enabling uses to summon lifesaving help, receive timely alerts, and access pertinent information. These developments have made mobile wireless one of the most important sectors in the national economy."[8]

The wireless telecommunications facilities located at 2990 South Sepulveda Boulevard enable carriers to broadcast signals over frequencies licensed by the FCC to provide wireless cellular service to customers in the vicinity of the property. As required by the FCC, and discussed above, the wireless facilities service municipal emergency personnel and allow the public to access emergency 911 services in the event of an emergency, and permit emergency service first responders to communicate in the performance of life-saving activities. Any interference with the wireless carriers' continued operation of its equipment may impact its ability to provide continuous wireless coverage in the area, including emergency 911 services, and may result in a violation of federal law.

Not only does the interference shown by Mr. Afflerbach potentially violate federal and state laws prohibiting the interference with telecommunications and utility services, but such actions may also raise issues of nuisance and trespass. (See *Goshgarian v. George* (1984) 161 Cal.App.3d 1214, 1224-1225; *Herzog v. Grosso* (1953) 41 Cal.2d 219, 224.)

Additionally, any interference with the carriers' ability to provide wireless services, and in particular emergency 911 services, may also violate the United States Code and could result in the imposition of criminal penalties:

> Whoever willfully or maliciously injures or destroys any of the works, property, or material of any radio, telegraph, telephone or cable, line, station, or system, or other means of communication, operated or controlled by the United States, or used or intended to be used for military or civil defense functions of the United States, whether constructed or in process of construction, or ***willfully or maliciously interferes in any way with the working or use of any such line, or system, or willfully or maliciously obstructs, hinders, or delays the transmission of any communication over any such line, or system***, or attempts or conspires to do such an act, ***shall be fined under this title or imprisoned not more than ten years, or both.***

(18 U.S.C. § 1362, emphasis added.)

V. OTHER OVERSIGHTS THAT MAKE CLEAR THAT THE PROJECT PROPONENT'S MATERIALS ARE INADEQUATE.

A. Failure to Identify or Analyze Noise Impacts from Nearby Airport.

In analyzing whether a Project may have a significant noise impact, for projects located within close proximity to an airport, the CEQA Guidelines inquire whether a project will "expose

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[7] Annual Report and Analysis of Competitive Market Conditions With Respect to Commercial Mobile Services, Eighteenth Report, WT Docket No. 15-125 (Dec. 23, 2015), at p. 2, *available at https://docs.fcc.gov/public/attachments/DA-15-1487A1.pdf*.

[8] *Ibid*.

people residing or working in the project area to excessive noise levels." (CEQA Appendix G, XIII [Noise], threshold (c).) The Exemption Report states that "[t]he Project site is not located within an airport land use plan and is not located within two miles of public airport or public use airport, nor is it within the vicinity of private airstrips." (Exemption Report, at p. 23.) This is incorrect. ***The Project is less than 1.5 miles away from the Santa Monica Airport.*** Consistent with the CEQA Guidelines, the City must consider whether the people residing or working at the Project will be subject to excessive noise levels.

The City should withdraw the Exemption Report and prepare an updated analysis that addresses potential impacts from airport noise, in accordance with CEQA.

B. Failure to Consider All Sensitive Noise Receptors.

The Exemption Report also fails to identify and study the potential impacts to all of the sensitive receptors surrounding the Project site. Under CEQA, sensitive noise receptors are commonly referred to as "those land uses that are ***particularly sensitive to noise intrusion***, including residences, schools, libraries, churches, hospitals, nursing homes, and other health care facilities." In identifying the sensitive noise receptors around the Project site, the Exemption Report identified adjacent daycare and residential uses. (Exemption Report, Appendix B [Noise Technical Study], at p. 10.)

While the Exemption Report recognizes that there is a "medical office building" also adjacent to the Project site (Exemption Report, at p. 4), it fails to consider the fact that at least one of the medical uses in the building qualifies as a sensitive receptor. One of the tenants in the office building provides medical services to children with special needs, who are particularly sensitive to the types of sudden auditory increases consistent with construction projects.[9] This tenant's office looks directly onto the Project site and is located less than 30 feet away.

The City should withdraw the Exemption Report and prepare an updated analysis that addresses potential impacts to sensitive receptors at the Mullikin Medical Center immediately adjacent to the Project site.

[9] Williams et al., *A Review of Decreased Sound Tolerance in Autism: Definitions, Phenomenology, and Potential Mechanisms* (2021), attached hereto as **Exhibit 2.**

VI. CONCLUSION.

The Project as proposed is not entitled to waivers of height restrictions because it will result in a significant, quantifiable, direct, and unavoidable impact to the City's emergency response capabilities by interfering with adequate cell signal for millions of Angelenos in contravention to local, state and federal law. The City should withdraw the Exemption Report and continue the hearing on the Project entitlements to allow the Project proponent to bring the Project into compliance with the applicable laws and for the City to develop an adequate CEQA analysis for the Project.

Sincerely,

Liz Klebaner
Nossaman LLP

LK:LK
(Attachments)

EXHIBIT 1

May 13, 2025

Dr. Jonathan L. Kramer, Esq.
Telecom Law Firm, PC
2708 Wilshire Blvd #330
Santa Monica, CA 90403

Reference: Proposed New Construction at 2930 Sepulveda Boulevard and its Effect on Existing Wireless Telecommunications Sites at the Mullikin Medical Center at 2990 Sepulveda Boulevard

Dear Dr. Kramer:

We have completed our review of the effect that a proposed new 6 story, 71-foot high residential development at 2930-2936 South Sepulveda Boulevard will have on existing telecommunications sites located adjacent at the Mullikin Medical Center, located at 2990 South Sepulveda Boulevard, and the hundreds of thousands of cellular phone service users who rely on this specific site for routine and emergency cell phone services at the I404/I10 interchange.

In order to provide a proper technical review of the proposed project's impact on public safety, we used the following information:

- the Notice of Public Hearing provided by the Los Angeles City Planning department;
- the PZA Resubmittal 3 (dated April 2, 2024) compiled by TCA Architects which contains annotated site plans, floor plans, roof plans, elevations, as well as computer renderings of the proposed development at 2930 Sepulveda Boulevard;
- T-Mobile As-Built Construction Plans (most recently dated February 25, 2025) depicting T-Mobile and Sprint wireless facilities on the roof of the Mullikin Medical Center prepared by Smartlink;
- DISH Wireless Construction Plans (most recently dated April 30, 2024) depicting proposed DISH Wireless facilities on the roof of the Mullikin Medical Center prepared by MD7;
- Data provided by CalTrans for traffic counts on the nearby I-10 and I-405 Freeways;
- FCC database information on T-Mobile wireless licenses for Los Angeles market; and
- The International Telecommunication Union (ITU) Publication "Recommendations for Prediction of building entry loss" (dated 08/2023).

The Google Earth Satellite photo below (Figure 1) shows the current building heights that are in the area northwest of Mullikin Medical Center (which is the existing building at the Northeast corner of Sepulveda Blvd. and National Blvd, and which physically support the existing wireless sites). The current height of the roof of the Mullikin Center is at 44'9". The green and red dots indicate the existing antenna locations for Verizon and T-Mobile, respectively. The planned Dish antennas are indicated with the blue dots. Currently, next door at 2930 S. Sepulveda, the former

Bank of America building is 22’ feet high. That lower height allows the RF signals from the antennas on the northwest roof face of the Mullikin Center to propagate northwest toward the I-405/I-10 interchange and freeway segments used by around a million vehicles/drivers each day.

Figure 1: Google Earth Satellite Photo of Site

Figure 2 is a plot of the expected coverage for 3 sector T-Mobile wireless facilities located on 2990 South Sepulveda Blvd. The salmon-colored areas of the plot indicate locations where there is good in-building wireless coverage (-90 dBm or better is considered a typical industry standard for urban areas) for the existing T-Mobile 700 MHz band signal.

Figure 2:

Existing 700 MHz T-Mobile Wireless Coverage

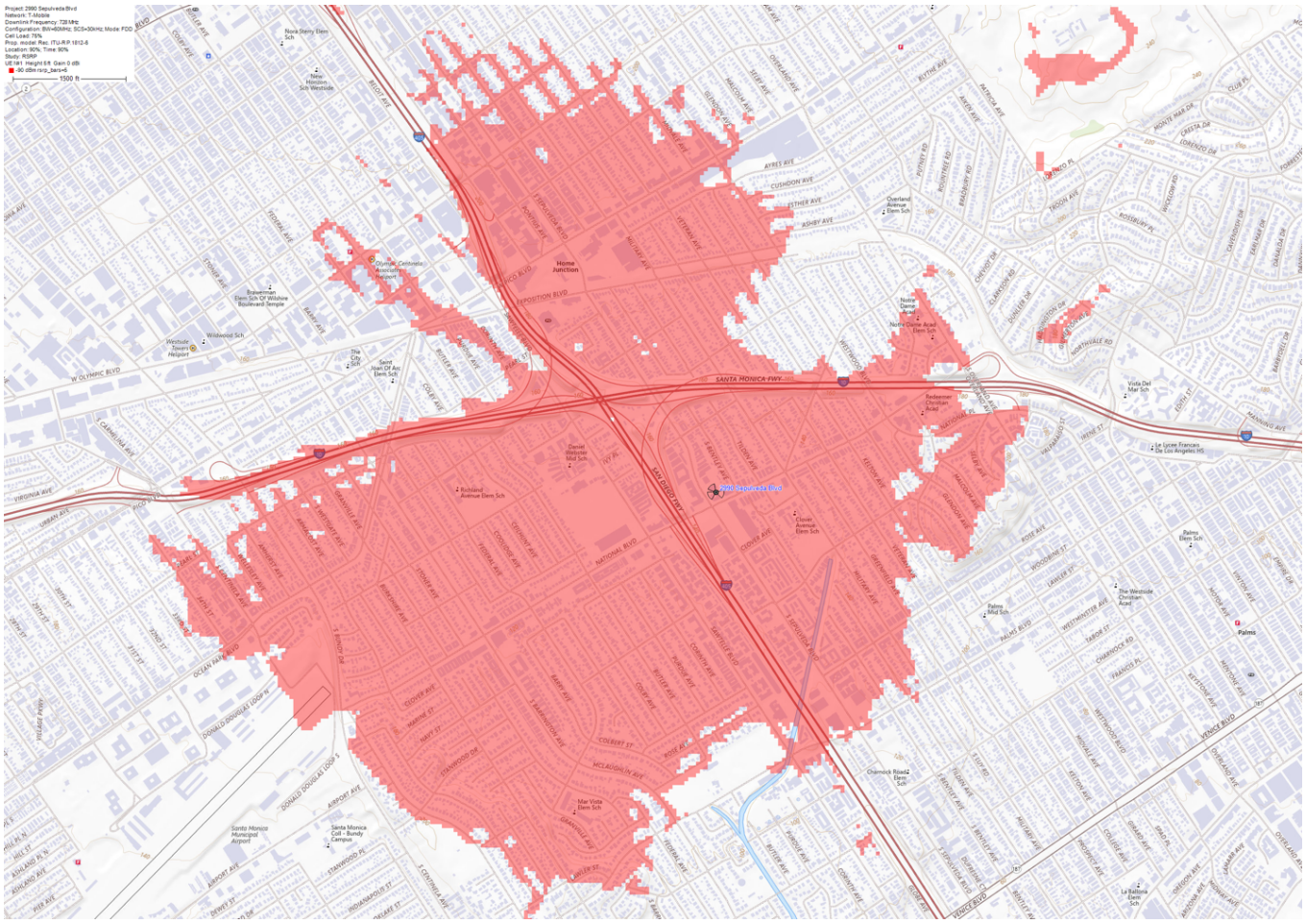


Figure 3 is a portion of the TCA Architects' rendition of the southern elevation of the proposed development which is the side facing the Mullikin Center.

Figure 3:

Southern Elevation of Proposed 2930 S. Sepulveda Blvd.

The ITU publication mentioned above provides internationally-accepted tools to predict the attenuating effect of RF signal attempting to pass through a building. Obviously, there are opportunities for variation since there are various building materials (glass, wood, brick, steel, sheetrock, etc.) as well as building layout (number of walls, doors, courtyards, etc.), but the ITU publication's "Figure 2" (our Figure 4 below) details probabilities of the signal loss at various transmission frequencies.

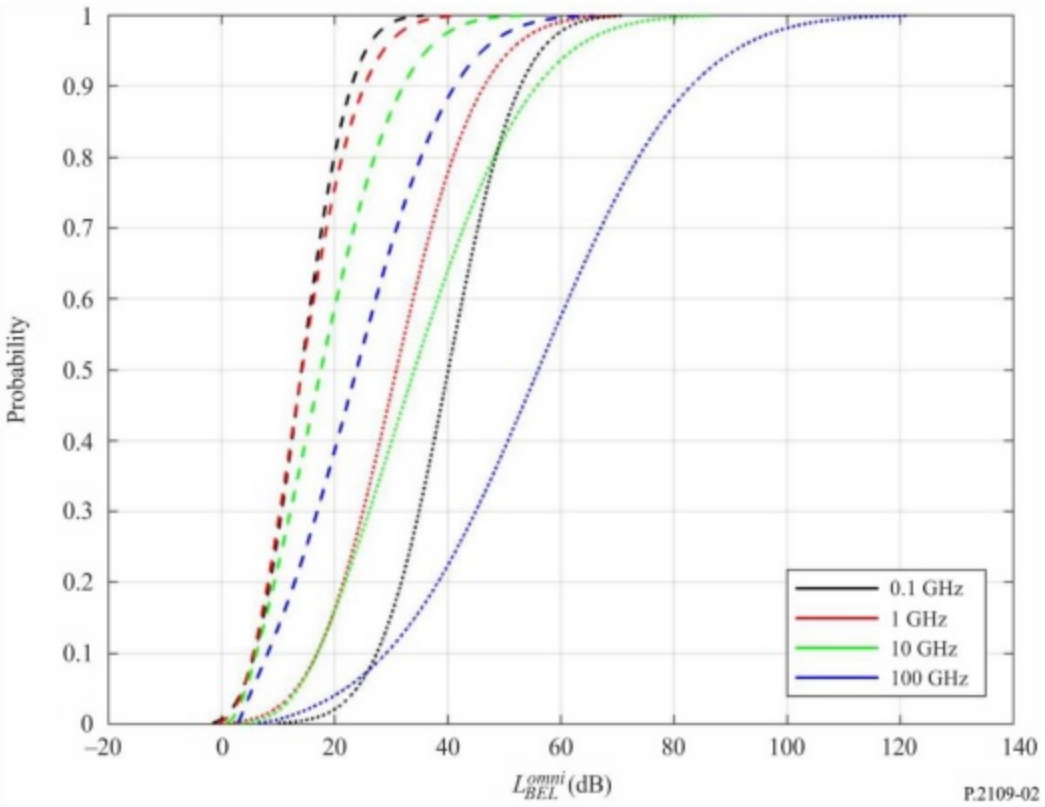
Figure 4:

"Figure 2" from ITUT-R P.2109-2

Rec. ITU-R P.2109-2

FIGURE 2

Building entry loss predicted at horizontal incidence
(Dashed line: Traditional, Dotted line: Thermally-efficient)

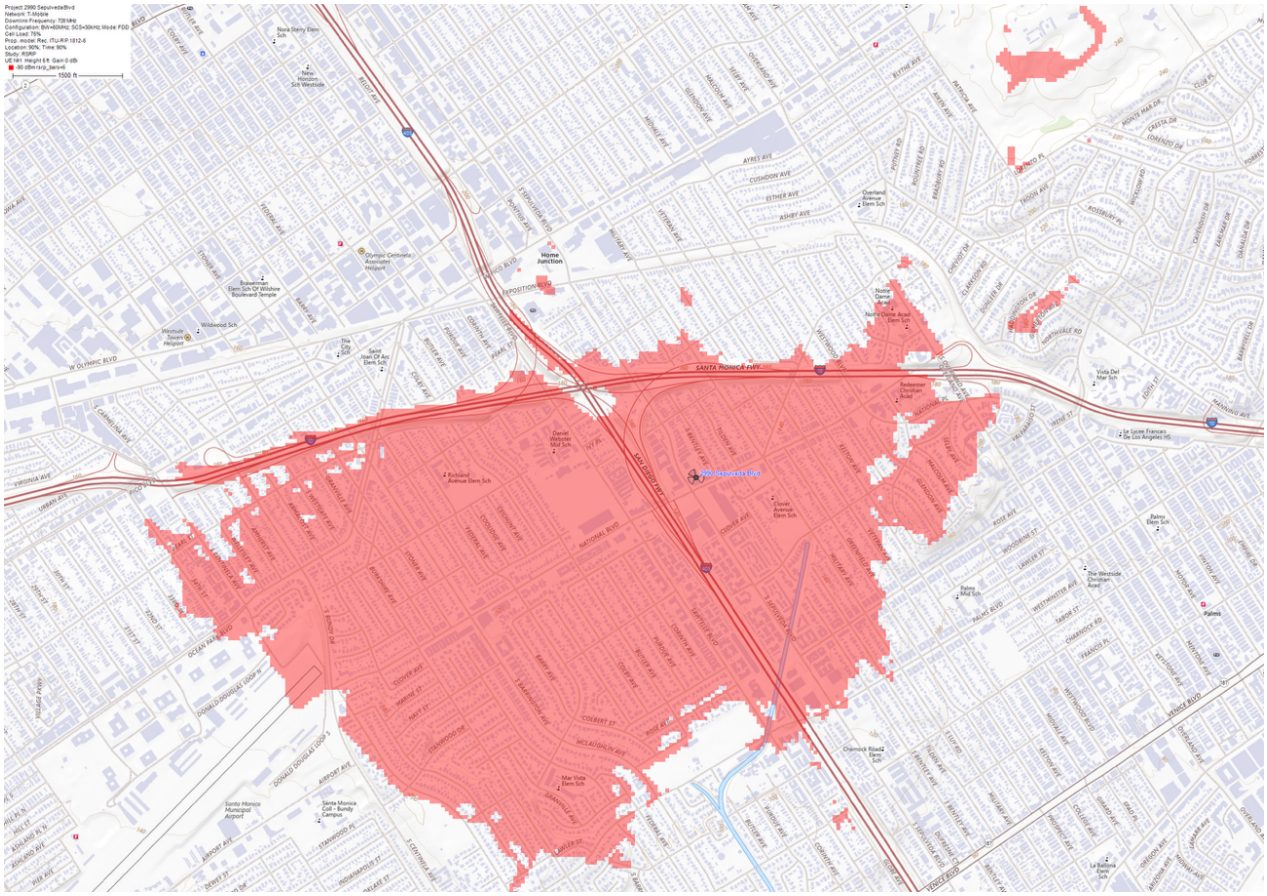


For the purposes of this review, and based on the frequencies used by T-Mobile (indicated by the dashed red line), the graph conservatively suggests that there is an even chance (50% or 0.5 probability) that the wireless spectrum (0.6-4 GHz) will have at least 10-12 dB of degradation of the signal which is sent in that direction. This means that for every 10 watts of power transmitted through a building, it is reasonable to expect that only a maximum of only 1 watt of power will remain after the transit. Thus, here is Figure 5, where we modified our existing 700 MHz T-Mobile Coverage with a 10 dB attenuation only in the northwest sector (which will be directly facing the 4th floor southern elevation of the proposed new development at 2930 Sepulveda).

Figure 5:

Projected 700 MHz T-Mobile Coverage with Proposed 2930 Sepulveda

(-10 dB Proposed Building Attenuation Loss in the Northwest Sector)

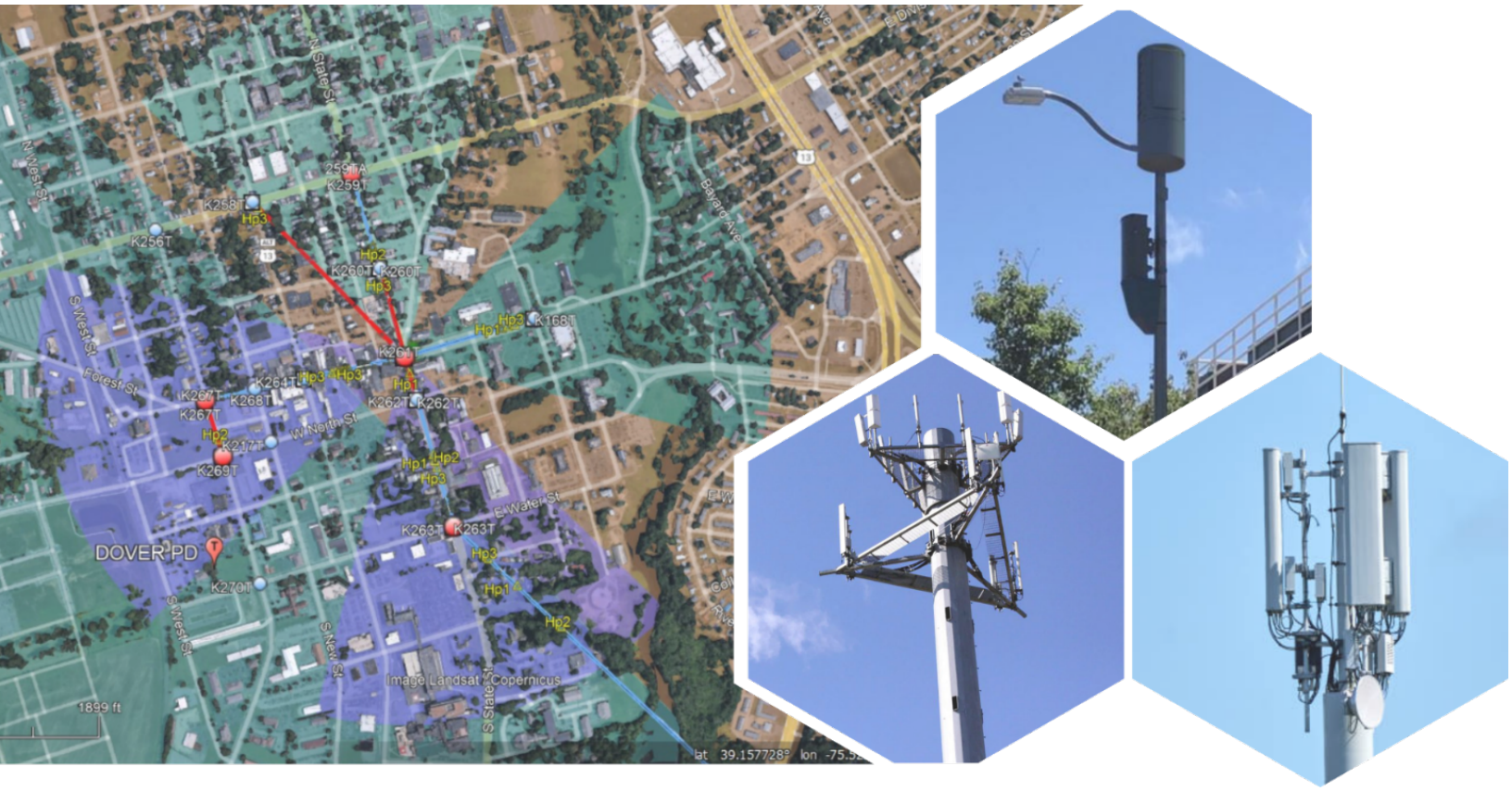


It is apparent that almost no signal meets -90 dBm requirement for good in-building coverage from the wireless site continues north past the I-10 freeway. This would also severely compromise wireless communications in-vehicle in the I-10 / I-405 freeway intersection corridor. According to CalTrans vehicle count data from 2022, the I405/I10 interchange handles over a million average vehicle trips a day, not to mention the associated arterial and local traffic, creating real possible public safety concerns in event of necessary emergency notifications for evacuation for natural disasters or emergency response plans.

If you have any questions regarding our findings or require additional analysis, please get in touch with me.

Regards,

Lee Afflerbach, P.E.
Project Manager and Principal Engineer



CTC MEDIA GROUP, INC

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Municipal Wireless Consultants

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CTC Media Group – Qualifications and Experience

CTC Media Group is an independent telecommunications consulting firm with over 20 years of experience assisting public sector clients with communications network and facilities engineering, design, and analysis. Our clients primarily are local governments, state agencies, public utilities, and nonprofits. CTC Media Group is independent of the industry and not affiliated with equipment manufacturers, cable operators, wireless providers, or tower companies.

Since 2002, CTC Media Group's wireless team has helped public agencies and utilities review and analyze applications for thousands of towers, colocations, small cells, and distributed antenna system deployments. Our expertise includes:

- Developing best practices in wireless siting to enable efficient deployment while protecting community interests.
- Reviewing and testing wireless facilities for compliance with FCC rules as well as the wireless industry's own best practices and standards in design and construction.
- Addressing technical challenges in wireless facility siting, including ADA violations, radio frequency (RF) interference, and unsightly deployment.
- Developing strategies to comply with state, federal, and local requirements and zoning considerations relating to wireless facilities.
- Reviewing wireless siting applications for zoning compliance, RF coverage, interference, and colocation opportunities.
- Developing local processes and standards that enable wireless facility deployment while protecting public interests and property.

Evaluating and vetting wireless facility siting applications

Our engineers analyze siting applications and RF studies to assess the accuracy of an applicant's-claimed technical service objectives, the extent to which proposed wireless sites are necessary to fill gaps in coverage or capacity, and the significance of such gaps. Analysis typically includes:

- Reviewing applications, including RF propagation studies or drive tests.
- Identifying colocation options in the vicinity of a proposed site.
- Considering options to minimize the visual or other community impact of a wireless facility, such as painting antennas to match a mounting location, requiring a stealth monopole design, or requiring that equipment meets local noise ordinances.

- Visiting and reviewing sites to evaluate community impact.
- Reviewing applications and requesting additional information, as necessary.
- Evaluating relevant reports, studies, public input, and other materials.
- Presenting findings to planning departments, counsel, and elected bodies.
- Preparing reports, maps, charts, documentation, or presentations to document findings and recommendations.

Developing technical and safety standards

Our engineering staff develops and helps enforce **technical standards to protect the public interest, public safety, public assets, and utility worker safety**, including through:

- Verifying compliance with FCC rules on RF emissions and related warning signage.
- Evaluating RF signal level to ensure non-interference with public safety, city, and utility wireless operations.

Developing processes to address preemption threats or comply with preemptive laws

In light of new and changing federal and state limitations on local authority over the placement of wireless facilities, including the FCC's 2018 *Small Cell Order*, CTC Media Group's analysts have developed pragmatic alternative siting strategies that address local policymakers' desire for facilitating new deployment while **protecting public assets, interests, and mission-critical public infrastructure**. We also work with local governments to identify and anticipate new deployment strategies by the major carriers as they densify and upgrade their wireless sites to newer 5G technologies as well as future upgrades in radio and antenna capabilities.

Some recent clients include the Village of Mill Neck, NY, Village of Pelham, NY, Yamhill County, OR, and Huntsville, Alabama.

We have also advised numerous California cities (including Campbell, Palo Alto, Monterey, Sonoma, Napa, Palos Verdes Estates, Dublin, Martinez, Novato, Piedmont, Arcadia, Hillsborough, and Rancho Palos Verdes) on wireless siting standards that minimize the visual impact of wireless facilities while improving mobile service coverage.

For Hillsborough, CA, we worked with the City Engineering staff to develop siting alternatives employed to negotiate a settlement of a case that reached litigation in the 9th Circuit Federal Court of Appeals.

Integrating Fiber Optics into Hybrid Wired/Wireless Broadband Networks

Our team has worked for 20 years with the Delaware Department of Transportation (DelDOT) in designing and overseeing a state-wide traffic management network. This network consists of thousands of Intelligent Transportation Services (ITS) monitoring and controlling devices for DelDOT's traffic management center in Smyrna, Delaware.

The DelDOT state-wide network employs a mix of Fiber Optic and Wireless transmission networks that provide seamless two-way data transmission to support traffic cameras, traffic sensors, and real-time data collection.

DelDOT Fiber Network Access Cabinet

Qualifications of Key Wireless Technology Staff

CTC Media Group provides expert, independent guidance and technical analysis support for our municipal clients seeking to defend their established zoning, land use, street use and construction codes and to protect the public interest while facilitating the deployment of new wireless services.

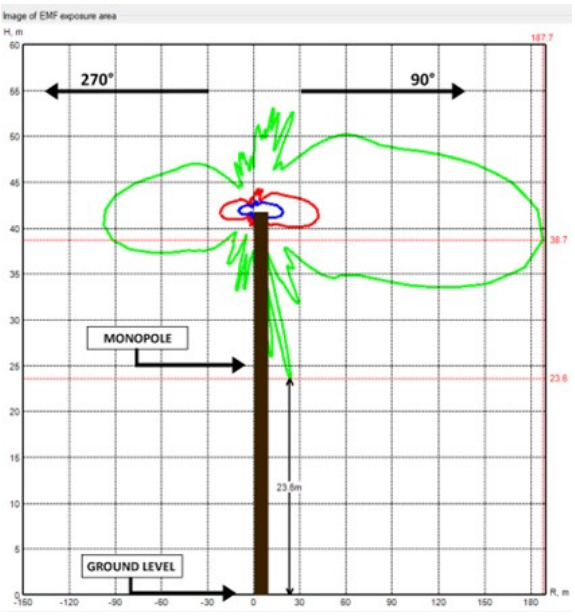
CTC Wireless Engineering Analysis Capabilities

CTC Media Group stands ready to support government clients by providing the following on-call wireless telecommunications planning and commercial wireless application evaluation services:

- Review the technical application submission by the applicant within the framework of a local government's zoning and other code requirements.
- Examine applications with regard to all FCC technical standards, including RF exposure guidelines.[1]

Illustrated Examples of RF Exposure Modeling

RF Exposure at Antenna Height

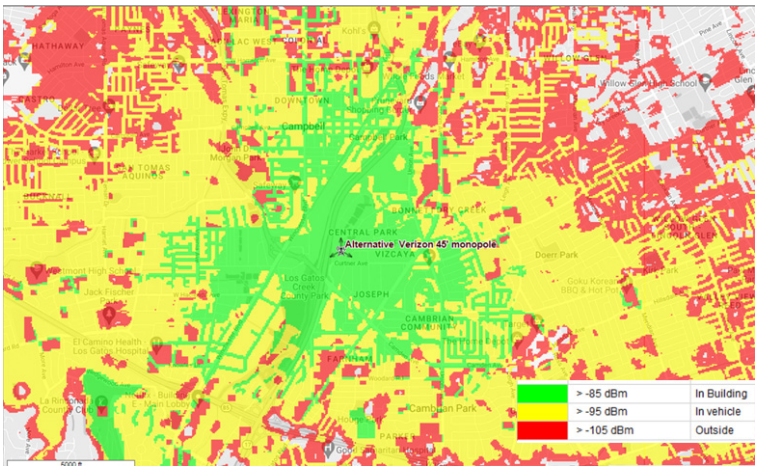


RF Exposure Above Ground

1 Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, OET Bulletin 65, Edition 97-01 August 1997 FCC, Washington, DC 20554

- Request, when necessary additional supporting information as needed to clarify/complete initial submissions.
- Independently evaluate, through computer-based radio propagation modeling, the predicted wireless coverage data submitted by an applicant in support of the wireless carrier's claimed need for the facilities to meet its stated service coverage objectives.[2]

Illustrated of Computer Coverage Modeling at 700 MHz



ITU Propagation Model 700MHz Coverage Map 43.5'

- Perform independent on-site measurements where required and as requested.

Illustrated Examples of Field Measurements Coverage

Drive Test Result Map Version One

Drive Test Result Map Version Two

2 Propagation data and prediction methods for planning of short-range outdoor radiocommunications systems and radio local area networks in the 300Mhz-100GHz, ITU-R p.14111-10 International Telecommunications Union, Geneva, 2019

- Examine whether there are viable, alternative, less-intrusive siting options to the facilities and/or locations proposed by the applicant-- including the use of existing support structures, based on the supporting engineering documentation provided by the applicant.
- Prepare project reports of our findings, conclusions, and recommendations as requested.
- Have qualified staff available to participate (onsite or remote) in briefings to municipal decision-makers at staff or public meetings.

Our project team includes:

- **Lee Afflerbach**, **P.E., Director of Engineering**, oversees our team of engineers reviewing wireless antenna siting applications. He has provided technical guidance on wireless deployment options for (among others) Montgomery County, Baltimore, County Carroll County, and Prince George County, Maryland, as well as the cities of Arcadia, Burlingame, Fremont, Hillsborough, Monterey, Napa, Palo Alto, Palos Verdes Estates, Piedmont, Rancho Palos Verdes, and Sonoma in California.

- **Michael Afflerbach**, **Senior Analyst,** has performed on-site testing and technical analysis for our Maryland clients and conducted site surveys and coverage testing for Palo Alto, Los Angeles, Monterey, Rancho Palos Verdes, and Petaluma, California.
- **Michael Breda, Senior Systems Engineer,** has reviewed and examined wireless applications to upgrade existing and new facilities in Prince George and Montgomery Counties in Maryland.
- **Carolina Olivares**, **Staff Analyst,** is responsible for assembling and preparing findings and recommendation reports for clients.

Fee Structure

The CTC Media Group team hourly billing rates:

Labor Category	Hourly Billing Rate
Director of Engineering	$200.00
Senior Communications Analyst	$185.00
Senior Systems Engineer	$125.00
Staff Analyst	$ 90.00

Local travel is billed at current standard mileage rates. Non-routine expenses and long-distance travel are recovered at direct cost with no mark-up.

CTC Wireless Team Resumes

Lee Afflerbach, P.E. | Principal Engineer

Lee is a communications systems engineer with over 50 years of experience advising federal, state, and local government clients. He is the founder of Columbia Telecommunications Corporation, a firm that has delivered independent telecommunications-related consulting services to federal, state, and local government clients since 1983.

His expertise covers a wide range of communications technologies, including commercial wireless deployment, broadcasting, and land mobile radio. His work involves radio frequency (RF) propagation modeling to determine the extent of coverage feasible from a given wireless facility siting. He also evaluates network capacity and examines alternative deployment strategies to address clients' needs.

Wireless siting expertise

For over three decades, Lee has supported local government clients in reviewing commercial wireless siting applications and examining options for siting commercial wireless communications facilities in a manner that is consistent with local zoning codes and federal regulations. This work routinely involves computer modeling to determine the extent of existing and proposed signal coverage for a wide range of commercial wireless applications prepared by commercial carriers. As part of these evaluations, when requested by the client, Lee identifies and then examines alternative, less intrusive locations for proposed wireless facility sitings. In addition to meeting the applicant's coverage requirements, these alternative sites are intended to meet local government planning and zoning code requirements.

Lee provides ongoing support to municipal clients, evaluating options for implementing advanced cellular technology in their respective communities. He serves as CTC Media Group's project leader for the team of engineers who are examining or have recently addressed deployment options for more than a dozen cities in California, including the cities of Arcadia, Burlingame, Fremont, Hillsborough, Los Altos, Monterey, Napa, Palo Alto, Palos Verdes Estates, Piedmont, Rancho Palos Verdes, and Sonoma. Over the past 30 years, he has reviewed several hundred site applications for new wireless facilities and existing facility modifications for numerous municipal clients in the Washington, DC, and Baltimore, MD, metropolitan areas.

He has supported local government clients in a variety of ways, including a comprehensive technical review of wireless facilities applications, oversight of field signal verification measurements, negotiations of technical options/issues with carriers, expert witness testimony in litigation, and presentations before local planning commissions and city councils.

Lee has served as an expert witness providing testimony in support of municipal clients in their ongoing litigation with commercial wireless carriers in State and Federal courts. His assignments have included the preparation of testimony and analysis of technical filings presented before the court by the cities of Wilmington, DE; Los Angles, Los Altos, Hillsborough, and Piedmont, CA; Pueblo County, CO; Wichita, KS; McKinney, TX; and North Buffalo Township, PA. As directed by the courts in some of these disputes, he has supported numerous communities in preparing technical alternatives to wireless carriers' initial wireless facility siting applications.

Licenses and Education

Licensed Professional Engineer, Delaware, District of Columbia, Maryland, North Carolina, and Washington.

Bachelor of Science, Electrical Engineering, Drexel University.

Michael Afflerbach | Senior Communications Analyst

Michael Afflerbach is a wireless communications consultant with over 20 years of experience serving clients in Montgomery, Prince George, and Baltimore Counties in Maryland. At CTC Media Group, he supports clients with reviews of applications to site wireless facilities and conducts extensive field measurements. Most recently, he has worked in this capacity for Los Angeles, Petaluma, Rancho Palos Verdes, Monterey, and Palos Verdes Estates in California. Mr. Afflerbach has worked with the FCC, FAA, and dozens of municipalities and counties to resolve tower and antenna construction and zoning issues with cellular/mobile providers and broadcasters.

Tower Regulatory Compliance

For more than 20 years, Michael has worked on communications towers and their federal, state, and local regulatory requirements. As a broadcaster, he owns three radio towers (including one built new in 2004) and is keenly aware of the hurdles that need to be addressed to develop or modify communications structures. Over the years, he has worked with other broadcasters and public safety entities to secure antenna placement (often through collocation) to maximize service coverage while dealing with the regulatory forces that limit possible locations.

Additionally, Michael consults regularly with local governments, such as Montgomery County, MD, Arlington County, VA, Carroll County, MD, Huntsville, AL, and Annapolis, MD, to help them determine the technical merits of communications towers and antennas for broadcast, wireless internet service providers (WISPs), cellular carriers and other wireless and microwave operators, including small cell and Distributed Antenna Systems deployment. Using sophisticated computer modeling and FCC databases, he has worked with local planning and zoning officials to verify coverage areas and identify possible alternative sites for non-conforming antenna placements.

Wireless Broadband Networking

Over the past four years, Michael has developed, and trained others to develop, wireless broadband networks (using both licensed and unlicensed spectrum) for a diverse clientele. Using different computer modeling and network management software, he has helped to deploy, or examined the feasibility for local and state government clients to deploy, wireless networks for the State of Delaware Department of Transportation (DelDOT); Garrett County, MD; Ellensburg, WA; Port Angeles, WA; Stafford County, VA; and Palo Alto, CA. Michael has served as a wireless specialist for private WISPs and marinas that need wide-area Wi-Fi service. He has worked to design and build his own wide-area wireless network in New Bern, NC.

Education

1994 B.A., St. John's College, Annapolis, Md
Member of the Society of Broadcast Engineers (SBE)

Michael Breda | Systems Engineer

Michael Breda is a systems engineer who reviews and processes wireless siting applications for Montgomery, Prince Georges, and Baltimore Counties in Maryland.

Before joining CTC Media Group, Mr. Breda was a Senior Systems / Software Engineer with over 20 years of experience serving technical innovators such as NDS Group, HIFN, TV/Com International, and General Instruments. Mr. Breda has performed various roles in the design, development, systems integration, and deployment of technical systems, focusing primarily on the satellite and cable television industries and eCommerce.

Mr. Breda's experience centers around developing and deploying systems for conditional access control and digital rights management employed in the cable and satellite broadcasting Industry worldwide. His focus has included subscriber management systems and the secure communication and key management technology used to meet the needs of customers operating in the digital media marketplace. He also has experience in secure internet communications systems employed in eCommerce.

Mr. Breda has participated in development efforts domestically and in Holland and Israel. He has also deployed technical systems at customer sites in the United States, Australia, Canada, and Germany.

Education

B.S., Computer Science, Louisiana State University.

Carolina Olivares | Staff Analyst/Publications Specialist

Carolina is responsible for the production of all documents associated with CTC Media's wireless client projects. She oversees preparation of all reports, technical graphic displays, and PowerPoint presentations.

She maintains our library of client technical documents and technical research reports used to support client litigation activities. For the past few years, Ms. Olivares' has created exhibits and schematic drawings for preferred placement of antennas and associated electronics on city poles. Her focus has included cleaning raw RF testing data and pin data markers on Google Earth. Ms. Olivares has also created keyhole markup language files for drive test maps and created other display maps using different formats to show target areas where carriers are proposing to increase coverage or improve network capacity.

Education

Bachelor of Technology: Graphic and Multimedia Design,
State University of New York at Canton, Canton, NY

EXHIBIT 2

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A Review of Decreased Sound Tolerance in Autism: Definitions, Phenomenology, and Potential Mechanisms

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[6]Department of Psychiatry and Behavioral Sciences, Vanderbilt University Medical Center, 2254 Village at Vanderbilt, 1500 21st Ave South, Nashville, TN, 37212

[7]Vanderbilt Kennedy Center, Vanderbilt University Medical Center, 110 Magnolia Cir, Nashville, TN 37203

Abstract

Atypical behavioral responses to environmental sounds are common in autistic children and adults, with 50–70% of this population exhibiting decreased sound tolerance (DST) at some point in their lives. This symptom is a source of significant distress and impairment across the lifespan, contributing to anxiety, challenging behaviors, reduced community participation, and school/workplace difficulties. However, relatively little is known about its phenomenology or neurocognitive underpinnings. The present article synthesizes a large body of literature on the phenomenology and pathophysiology of DST-related conditions to generate a comprehensive theoretical account of DST in autism. Notably, we argue against conceptualizing DST as a unified construct, suggesting that it be separated into three phenomenologically distinct conditions:

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Declaration of Interests

ZJW has received consulting fees from Roche. He is also a member of the Family Advisory Committee of the Autism Speaks Autism Treatment Network site at Vanderbilt University and the Autistic Researcher Review Board of the Autism Intervention Research Network on Physical Health (AIR-P). The remaining authors declare no competing interests, financial or otherwise.

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hyperacusis (the perception of everyday sounds as excessively loud or painful), misophonia (an acquired aversive reaction to specific sounds), and phonophobia (a specific phobia of sound), each responsible for a portion of observed DST behaviors. We further elaborate our framework by proposing preliminary neurocognitive models of hyperacusis, misophonia, and phonophobia that incorporate neurophysiologic findings from studies of autism.

Keywords

autism spectrum disorder; auditory; sensory; decreased sound tolerance; sensitivity; hyperacusis; misophonia; phonophobia; central gain; salience; anxiety; specific phobia; review; theory

1. Introduction

Autism spectrum disorder (hereafter referred to as "autism") is a heterogeneous, lifelong neurodevelopmental condition characterized by difficulties with social communication and the presence of restricted, repetitive patterns of behavior, interests, and activities (American Psychiatric Association, 2013). In addition to these cardinal features, autistic[1] people commonly find a number of everyday sensory stimuli to be quite aversive (Ben-Sasson et al., 2009, 2019; Cascio et al., 2016; Schauder & Bennetto, 2016), now considered a core feature of the condition (American Psychiatric Association, 2013). Although this so-called "sensory hyperreactivity" can be present in any modality (Ausderau et al., 2014; Crane et al., 2009; Hazen et al., 2014; Leekam et al., 2007; Tavassoli et al., 2014), decreased sound tolerance (DST; i.e., an inability to tolerate everyday sounds) is among the most prevalent, persistent, and disabling sensory features of autism (Gomes et al., 2008; O'Connor, 2012; Stefanelli et al., 2020; Stiegler & Davis, 2010). A recent meta-analysis estimated that the current prevalence of DST in the autistic population is 38–45%, with 50 to 70% of individuals on the autism spectrum having experienced DST at some point in their lives (Williams, Suzman, et al., 2020b). In the largest single study investigating this phenomenon, Law and colleagues (2016) reported current and lifetime DST prevalence rates of 77.6% and 86.6%, respectively, in an online sample of 814 autistic children. The majority of children exhibited DST-related challenging behaviors daily or weekly, and over one third had physically injured themselves or others as a result of these behaviors (Law et al., 2016). Even when not a safety concern, DST contributes significantly to autism-related functional impairment, as many caregivers report that their children's reactions to sounds prevent them from participating in a wide range of family, school, and community activities (Hussein et al., 2019; E. K. Jones et al., 2020; Law et al., 2016). Furthermore, aversions to sensory stimuli, such as DST, are often cited as reasons that autistic individuals find it difficult to seek medical care (Carter et al., 2017; Giarelli et al., 2014; Muskat et al., 2015; Nicholas et al., 2016). DST symptoms in autism are known to persist into adulthood (Elwin et al., 2013; Kuiper et al., 2019; Landon et al., 2016; A. E. Robertson & Simmons, 2015; Tavassoli et al., 2014), contributing to workplace difficulties (Hayward et al., 2019; Hedley et al., 2018; Lorenz et al., 2016; A. E. Robertson & Simmons, 2015), anxiety (Landon et al., 2016; Simonoff, 2020), avoidance

[1]The terms 'autistic person' and 'person on the autism spectrum' are the preferred language of the majority of people diagnosed with autism (Bury et al., 2020; Kenny et al., 2016). Out of respect for these preferences, we use these terms to refer to individuals on the spectrum rather than exclusively using person-first language.

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behavior (Landon et al., 2016), and general distress (Griffith et al., 2011; R. S. P. Jones et al., 2003; Smith & Sharp, 2013). Notably, although autism is also associated with *hyporeactivity* to everyday auditory stimuli (Ben-Sasson et al., 2009, 2019; Law et al., 2016; Watts et al., 2016), this response pattern is far less prevalent than DST in the autistic population, and its effects on activity participation and functional impairment appear to be less pronounced (Law et al., 2016). Thus, we choose to focus this review solely on DST in autistic individuals, which we believe to be the sensory feature of autism with the largest overall impact on quality of life in this population.

Despite the prevalence and impact of DST in autism, there is currently insufficient evidence to support recommendations of any behavioral or pharmacologic treatment to reduce the severity or functional impact of this symptom (Fung et al., 2012; Sandbank et al., 2020; Schoen et al., 2019; Sinha et al., 2006; Weitlauf et al., 2017). One potential reason for the lack of evidence-based intervention in this area is the fact that the underlying mechanisms of autism-associated DST are still largely unknown, hindering the development of targeted interventions. Though a number of physiological and psychological processes have been suggested as potential sources of DST in autism (Marriage & Barnes, 1995; McCullagh et al., 2020; Pillion et al., 2018; Stiegler & Davis, 2010), there is still debate in the literature over whether DST behaviors reflect a disturbance in low-level auditory processing, abnormally strong emotional reactions to specific auditory stimuli, or a combination of the two. The purpose of the present article is to review the literature on DST in autism, incorporating published experimental and clinical observations into a unified theoretical framework. Synthesizing findings from the clinical and neuroscientific literature, we propose several potential neurocognitive models to explain the phenomenon of DST in autism. By doing so, we aim to generate testable hypotheses about the relationships between physiology, perception, and behavior, setting the stage for future research on DST mechanisms and bringing the field one step closer to the development of targeted interventions.

2. Definitions

The terminology used to describe DST in the medical literature has been extremely varied, with the words hyperacusis (Fagelson & Baguley, 2018; Tyler et al., 2014), misophonia (P. J. Jastreboff & Jastreboff, 2015; Schröder et al., 2013), phonophobia (Møller, 2011; Phillips & Carr, 1998), auditory over-responsivity (Tavassoli et al., 2019; Van Hulle et al., 2012, 2018), noise sensitivity (Stansfeld, 1992), auditory defensiveness (Goldsmith et al., 2006; Kern et al., 2006), noxacusis (Auerbach, 2019), and auditory hypersensitivity (Gomes et al., 2008) all used to describe specific patterns of sound intolerance across populations. The terminology used to describe DST as a symptom of autism specifically has also been highly inconsistent (Gomes et al., 2008; Landon et al., 2016; Stefanelli et al., 2020; Stiegler & Davis, 2010; Tavassoli et al., 2019), and thus we seek to provide definitions of several key terms before reviewing the literature on these topics. Although there is no unified standard of nomenclature for disorders of sound tolerance, we align our terminology with the first major academic text on this topic (Fagelson & Baguley, 2018), separating disorders of DST into the specific conditions of *hyperacusis*, *misophonia*, and *phonophobia* (Table 1; see also Tyler et al., 2014 for a similar framework).

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2.1 Hyperacusis

Hyperacusis is defined here as a hearing disorder involving an increased sensitivity or decreased tolerance to sound at levels that would not trouble most individuals. For the person experiencing hyperacusis, everyday sounds can be unpleasant, intense, painful, and/or overwhelming, and these sounds are often perceived as much louder than they actually are (Fackrell et al., 2019). This definition is more expansive than many that have previously been proposed, which have tended to focus exclusively on the perception of moderate-intensity sounds as overly loud (Fackrell et al., 2017; Phillips & Carr, 1998; Tyler et al., 2014). In their pivotal review on the topic, Tyler and colleagues (2014) proposed that hyperacusis could be separated into four subtypes characterized by loudness, annoyance, fear, and pain, occurring either singly or in combination. A more recent consensus definition of hyperacusis (Fackrell et al., 2019) differentiates hyperacusis from both misophonia (an acquired aversive reaction to specific "trigger" sounds characterized by anger, extreme annoyance, and disgust) and phonophobia (a persistent, abnormal and unwarranted fear of certain sounds). Thus, within our framework, hyperacusis refers specifically to *loudness hyperacusis* and *pain hyperacusis*, whereas the terms *misophonia* and *phonophobia* are proposed to refer to the constructs of *annoyance hyperacusis* and *fear hyperacusis* proposed by Tyler et al., respectively. Furthermore, despite the consensus definition of hyperacusis including the words "increased sensitivity," it is well established that patients with hyperacusis do not have increased sensitivity to sounds in the psychoacoustic sense (i.e., lower auditory detection thresholds), and that many non-autistic individuals with hyperacusis exhibit some degree of hearing loss (Anari et al., 1999; Sheldrake et al., 2015; Tyler et al., 2014). Within the framework proposed by Ward (2019), a distinction is made between *subjective* sensory sensitivity (i.e., higher self-reported intolerance of sensory stimuli), *neural* sensory sensitivity (i.e., increased neural responses evoked by a given sensory stimulus), and *behavioral* sensory sensitivity (i.e., lower thresholds for stimulus detection and/or discrimination). However, as these three types of "sensory sensitivity" are generally unrelated to each other within the autistic population (Donkers et al., 2015; Dunlop et al., 2016; Gravel et al., 2006; Hudac et al., 2018; C. R. G. Jones et al., 2009; Kuiper et al., 2019; Millin et al., 2018; Tharpe et al., 2006), we believe the use of this single term to describe constructs at the behavioral, perceptual, and neural levels will lead researchers to commit the "jingle fallacy" (Dang et al., 2020), in which measures of "sensory sensitivity" at different levels are thought to tap the same construct. Thus, in accordance with Tyler et al. (2014) we refrain from using the term "hypersensitivity" to describe hyperacusis or any other form of DST, and we encourage autism researchers to use the term "sensory sensitivity" only when referring to *behavioral* stimulus detection or discrimination thresholds.

Loudness hyperacusis is a condition in which the threshold for loudness discomfort is reduced and sounds of moderate intensity are judged to be very loud (Phillips & Carr, 1998). Psychoacoustically, loudness hyperacusis can be thought of as an increased slope of the loudness growth function (i.e., steeper growth of perceived loudness as a function of sound intensity; Brandy & Lynn, 1995; Hébert et al., 2013; Noreña & Chéry-Croze, 2007). This condition is distinguishable from *loudness recruitment*, a steepening of the loudness growth function that occurs in the setting of cochlear hearing loss due to outer hair cell damage

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(Fowler, 1965; B. C. J. Moore et al., 1985; Preyer & Gummer, 1996). Notably, in loudness recruitment, the loudness of a sound "catches up" to that of a normal hearing listener, and at high levels the loudness growth functions of recruiting and normal-hearing ears will again overlap (B. C. J. Moore et al., 1985). This is in contrast to loudness hyperacusis, where the loudness growth curve diverges from that of a normal hearing listener without again merging with the normal loudness function (Brandy & Lynn, 1995; Noreña & Chéry-Croze, 2007).

Pain hyperacusis (Auerbach, 2019; Pollard, 2019; Tyler et al., 2014), also referred to as noxacusis, is a less well understood form of the condition in which an individual perceives physical pain in the ear when exposed to certain sounds at levels far below those needed to cause pain in a typical listener (i.e., approximately 120 dB sound pressure level [SPL], as loud as the front row of a rock concert; Plutchik, 1963). Although the character of the pain varies greatly across individuals (e.g., dull ache, burning, sharp, stabbing, or throbbing), 62% of hyperacusis patients responding to an online survey reportedly experienced ear pain at least daily (Pollard, 2019). It is currently unclear whether the pain experienced in this condition is the same pain experienced by typical listeners at extremely high sound levels or an entirely separate phenomenon with distinct neurophysiologic substrates. Recent discoveries have implicated the population of type II cochlear afferent neurons in mediating the perception of noxious or painful auditory stimuli (Flores et al., 2015; Liu et al., 2015; Zhang & Coate, 2017), but the role of these cells in pain hyperacusis remains to be determined.

Throughout this review, the term "hyperacusis" will be used to refer generally to both loudness and pain hyperacusis, regardless of neurological, psychiatric, otologic, or idiopathic etiology (Tyler et al., 2014). The specific terms "loudness hyperacusis" and "pain hyperacusis" will be utilized when referring to only one of the subtypes.

2.2 Misophonia

Misophonia, also called selective sound sensitivity syndrome (Neal & Cavanna, 2013) or annoyance hyperacusis (Danesh & Aazh, 2020; Tyler et al., 2014), is a newly described neuropsychiatric condition in which individuals have excessive and inappropriate emotional responses to specific "trigger" sounds (e.g., chewing, tapping, sniffling), even when presented at a low level (Brout et al., 2018; Claiborn et al., 2020; Jager et al., 2020; Palumbo et al., 2018; Potgieter et al., 2019; Schröder et al., 2013). The specific triggers and their elicited responses vary greatly across individuals and may change over time, although the predominant emotional response tends to involve some form of anger, disgust, or irritation (Jager et al., 2020) and increased autonomic arousal (Edelstein et al., 2013; Kumar et al., 2017). This emotional response is often accompanied by an idiosyncratic set of physical symptoms (e.g., muscle tension, paresthesias, abdominal discomfort, or other physical sensations; Claiborn et al., 2020; Dozier & Morrison, 2017). Moreover, misophonic reactions are in some cases evoked by specific visual stimuli as well (e.g., the sight of a person chewing can trigger anger and physical sensations, even in the absence of a sound), a phenomenon that has been termed "misokinesia" (Potgieter et al., 2019). Interestingly, the context in which these triggers are encountered modulates the response substantially, with more intense responses being reported when triggers are experienced in a familiar context

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(Potgieter et al., 2019) and fewer or less intense responses occurring when the triggering sound is made by a toddler or an adult with cognitive impairment (Jager et al., 2020). Triggering sounds also do not seem to typically evoke a response when produced by the individuals with misophonia themselves (Potgieter et al., 2019).

Compared with hyperacusis, misophonia is a relatively new concept, first described in the academic literature in 2002 (M. M. Jastreboff & Jastreboff, 2002). However, it was not until 2013, when diagnostic criteria for this disorder were proposed (Schröder et al., 2013), that misophonia began to attract the attention of researchers in psychology, psychiatry, and audiology. Although misophonia research remains in its infancy, there is sufficient evidence to indicate that misophonia is a distinct behavioral syndrome that can result in substantial distress and functional impairment (Brout et al., 2018; Jager et al., 2020; Potgieter et al., 2019; Schröder et al., 2013).

2.3 Phonophobia

The term phonophobia, literally meaning "fear of sound," is commonly used in neurology to describe the sound intolerance that often accompanies migraine headaches (Ashkenazi et al., 2009; Irimia et al., 2008; Vingen et al., 1998; Woodhouse & Drummond, 1993). However, in the current framework, we define phonophobia as a specific phobia of particular sounds or classes of sounds, resulting in anticipatory responses and avoidance of potential sound sources (Baguley & McFerran, 2011; Landgrebe & Langguth, 2011; Møller, 2011; Stiegler & Davis, 2010). Our definition of phonophobia is nearly synonymous with that of Tyler's (2014) "fear hyperacusis," whereas the "phonophobia" described in migraine could be better classified within this framework as episodic loudness hyperacusis (Suhnan et al., 2017). Although a fear of loud noises is common in childhood (Meltzer et al., 2009; Ollendick et al., 2002), a diagnosis of phonophobia would require an amount of fear and impairment out of proportion to what one would expect for that individual's developmental level (American Psychiatric Association, 2013). Furthermore, while both misophonia and phonophobia can involve inappropriate emotional reactions to specific sounds, the misophonic reaction primarily involves anger and/or disgust, whereas phonophobia is characterized by fear and/or anxious preoccupation. Notably, phonophobia as defined here often develops secondary to other forms of DST, as some patients with hyperacusis or misophonia may develop excessive anxiety with respect to situations in which they may encounter painful or otherwise distressing sounds (Blaesing & Kroener-Herwig, 2012; Goebel & Floezinger, 2008; Jager et al., 2020; Jüris et al., 2014; Landgrebe & Langguth, 2011).

2.4 Noise Sensitivity

Unlike the previous terms, noise sensitivity is not a diagnosable medical condition but is instead a stable personality trait that moderates one's reactions to noise. It is not, however, a true "sensory sensitivity," as this trait is unrelated to auditory detection thresholds (Stansfeld et al., 1985). Defined by Job (1999, p. 58), noise sensitivity refers to "the internal states (be they physiological, psychological [including attitudinal], or related to life style or activities conducted) of any individual which increase their degree of reactivity to noise in general." Noise sensitivity is thought to moderate the degree to which a person finds any given noise annoying, irrespective of overall noise exposure (Kliuchko et al., 2016; van Kamp et al.,

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2004). Compared to the general population, noise-sensitive individuals attend more to noises, find noises more threatening and out of their control, and adapt to noises more slowly (Stansfeld, 1992; Stansfeld & Clark, 2019). Unlike hyperacusis, noise sensitivity is not associated with changes in loudness functions (Ellermeier et al., 2001; Stansfeld et al., 1985), although self-reports of hyperacusis symptoms and noise sensitivity may correlate highly in some populations (Viziano et al., 2017). Notably, although most noise-sensitive individuals do not have hyperacusis, patients with hyperacusis report high levels of noise sensitivity (Paulin et al., 2016), likely as a result of the discomfort they experience in response to many everyday sounds.

2.5 Decreased Sound Tolerance

We define decreased sound tolerance (DST) as an umbrella term encompassing hyperacusis, misophonia, and phonophobia (P. J. Jastreboff & Jastreboff, 2014, 2015). This term is preferred over equally general terms such as "auditory defensiveness" and "auditory over-responsivity," as it refers to the subjective percept of the sound as intolerable without describing any particular behavioral reaction. The personality trait of noise sensitivity is *not* included within this definition, though high levels of noise sensitivity may be seen in those with DST (Paulin et al., 2016). Similarly, individuals with chronic subjective tinnitus are not necessarily classified as having DST, although comorbid hyperacusis (Tyler et al., 2014) and phonophobia (Blaesing & Kroener-Herwig, 2012; Landgrebe & Langguth, 2011) are commonly observed in this population and can be diagnosed separately. While the labels of hyperacusis, misophonia, and phonophobia are better able to describe the phenomenology of an individual's sound intolerance, the label of DST is useful when there is a lack of certainty about the underlying reasons for an individual's sound-induced distress or discomfort (e.g., in nonverbal individuals who cannot describe why certain sounds are aversive). Thus, we use DST to refer to the behavioral hyperreactivity to auditory stimuli seen in individuals on the autism spectrum, as it is currently unclear whether these behaviors are due to hyperacusis, misophonia, phonophobia, or some combination thereof (Stiegler & Davis, 2010). As we argue in the following section, all three conditions likely contribute to the high rates of DST behavior seen in autistic individuals, and further research is needed to determine their relative contributions to the autistic DST phenotype.

3. Phenomenology of Decreased Sound Tolerance in Autism

Although a sizable body of literature has been published on DST in autism (Gomes et al., 2008; Moossavi & Moallemi, 2019; O'Connor, 2012; Stefanelli et al., 2020; Stiegler & Davis, 2010), there has been relatively little research to date systematically examining the specific sounds that autistic individuals find distressing or which aspects of the stimuli these individuals find difficult to tolerate. Although some first-person accounts of autistic people contain descriptions of subjective DST (Bemporad, 1979; Cesaroni & Garber, 1991; DePape & Lindsay, 2016; Elwin et al., 2012, 2013; Howe & Stagg, 2016; R. S. P. Jones et al., 2003; Kirby et al., 2015; Landon et al., 2016; Preece & Jordan, 2010; A. E. Robertson & Simmons, 2015; Smith & Sharp, 2013; Stiegler & Davis, 2010; Volkmar & Cohen, 1985), these accounts often do not provide enough detail of the individual's perception of sound to confidently classify the reported DST as hyperacusis, misophonia, or phonophobia. An

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exception is the qualitative study by Landon and colleagues, which focused exclusively on the phenomenology of DST in autistic adults (Landon et al., 2016). In this study, researchers interviewed 10 adults with diagnosed autism and self-reported DST, asking questions about the participants' experiences of sounds, the qualities of sounds that they felt caused their distress, specific events that produced aversive reactions, and strategies employed to cope with sounds in everyday life. Participants consistently regarded loud, sharp, or otherwise high-pitched sounds to be the most distressing, although several also indicated that specific sounds elicited strong emotional reactions regardless of level. The authors concluded that the participants reported experiences were consistent with both hyperacusis and "an intolerance to specific sounds" (i.e., misophonia). Anxiety and avoidance also played a prominent role in the participants' responses to noise, indicating that a number of participants likely would be considered to have phonophobia as well.

Another frequently reported symptom in the Landon study was a tendency to be easily distracted by noises, even in relatively innocuous or quiet situations (Landon et al., 2016). Although auditory distractibility is pertinent to the overall sensory phenotype of autism, this process is distinct from DST as it is typically defined (Fagelson & Baguley, 2018; P. J. Jastreboff & Jastreboff, 2015). Moreover, auditory distractibility is likely mediated by higher-order cognitive factors such as working memory capacity and selective attention (Sörqvist, 2010; Sörqvist & Marsh, 2015; Sörqvist & Rönnberg, 2014), which are known to differ in the autistic population (Habib et al., 2019). Individuals with attention-deficit/hyperactivity disorder (ADHD) are also particularly susceptible to the effects of auditory distractions (Micoulaud-Franchi et al., 2015; Pelletier et al., 2016; Zentall & Shaw, 1980), and thus the high prevalence of co-occurring ADHD in autistic children and adults (Lai et al., 2019; Lugo-Marín et al., 2019) may contribute to the high rates of auditory distractibility seen in this population. A failure to habituate to low-level sounds may also play a role, as preliminary work has demonstrated reductions in simple loudness adaptation in autistic adults relative to neurotypical controls (Lawson et al., 2015). Alternatively, this symptom may be related to the ability of individuals on the autism spectrum to simultaneously process a larger amount of auditory information than neurotypical controls, a difference supported by data from laboratory-based auditory detection tasks (Brinkert & Remington, 2020; Remington & Fairnie, 2017). Auditory distractibility is also a known correlate of noise sensitivity (Belojević et al., 1992; Kjellberg et al., 1996; Sandrock et al., 2008), and the enhanced distractibility seen in autism could potentially contribute to more autistic individuals developing noise sensitivity. However, as the correlates of auditory distractibility in autism have yet to be empirically tested, these relationships remain purely speculative at this time.

In sum, the most detailed phenomenological account of DST in autism indicates that the auditory challenges in this population encompass hyperacusis, misophonia, phonophobia, and potentially noise sensitivity as well (Landon et al., 2016). Accordingly, questions of whether the DST seen in autism is physiological or psychological in origin (Stiegler & Davis, 2010) present a false dichotomy, as abnormalities in lower-level perceptual processes (i.e., hyperacusis) and higher-level cognitive processes (i.e., misophonia and phonophobia) each likely contribute to DST in a portion of autistic individuals (Danesh et al., 2015; Demopoulos & Lewine, 2016; Khalfa et al., 2004; Landon et al., 2016; B. Y. Lau et al.,

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2020; A. E. Robertson & Simmons, 2015). Still, it remains possible that a "dominant" pattern of sound intolerance (e.g., loudness hyperacusis) exists in this population. Thus, in sections 3.1–3.3, we review the published literature suggesting that DST in autism is characterized by (a) hyperacusis, (b) misophonia, and (c) phonophobia.

3.1 Hyperacusis in Autism

An aversion to loud stimuli is one of the most prominent forms of DST reported in both personal accounts and clinical descriptions of autism (O'Connor, 2012; Phillips & Carr, 1998; Stiegler & Davis, 2010; Tyler et al., 2014). Furthermore, when autistic people complete standardized self-report questionnaires assessing hyperacusis symptoms, they routinely endorse higher symptom levels than neurotypical controls (Danesh et al., 2015; Dunlop et al., 2016; Keith et al., 2019). Though such reactions are highly consistent with hyperacusis, it remains unclear whether individuals on the autism spectrum are more likely to manifest the loudness or pain subtype. Personal accounts of autism often describe certain sounds as physically painful (Elwin et al., 2012; Howe & Stagg, 2016; R. S. P. Jones et al., 2003; Kirby et al., 2015; Landon et al., 2016; A. E. Robertson & Simmons, 2015; Smith & Sharp, 2013); however, there are no empirical studies quantifying the number of autistic individuals who experience physical pain in response to everyday sounds. Alternatively, several studies indicate that loudness growth functions assessed via categorical loudness scaling are steeper in persons on the autism spectrum (Dunlop et al., 2016; Khalfa et al., 2004; Ohmura et al., 2019), confirming the presence of loudness hyperacusis in those participants. Notably, an unpublished study by our group of 243 patients with self-reported hyperacusis contained four individuals on the autism spectrum (Williams, Suzman, et al., 2020a), two of whom reported pain hyperacusis (one with comorbid misophonia and the other with comorbid phonophobia) and two of whom reported loudness hyperacusis (one with comorbid phonophobia and the other reporting no other DST conditions). Three of these individuals (two loudness, one pain) had also received diagnoses of hyperacusis from physicians or audiologists. These data, although preliminary, support the contention that both loudness and pain hyperacusis are present in some individuals on the autism spectrum, although the portion of individuals experiencing each subtype has yet to be precisely determined.

As further evidence of hyperacusis in autism, individuals on the autism spectrum also tend to exhibit lower loudness discomfort levels (LDLs) than neurotypical controls (Demopoulos & Lewine, 2016; Khalfa et al., 2004; Rosenhall et al., 1999; Steigner & Ruhlin, 2014). During LDL testing, a discrete sound stimulus (typically about one second in duration) is repeatedly presented with increasing intensity until the participant verbally or behaviorally indicates that the sound has become uncomfortably loud (Punch et al., 2004). In one of the first studies objectively assessing sound tolerance in autism, Rosenhall et al. (1999) reported that 18% of autistic children were unable to tolerate an 80 dB nHL broadband click stimulus as part of an auditory brainstem testing protocol (although all could tolerate be tested at 70 dB nHL). Notably, only one autistic child with sound tolerance problems had a sensorineural hearing loss, indicating that loudness recruitment could not account for this phenomenon in the majority of the sample. A smaller but more comprehensive study by Khalfa et al. (2004) confirmed the presence of enhanced loudness perception in autism, reporting that 63% of

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their autism group had LDLs for pure tones below 80 dB HL. In a higher-IQ group of autistic children, Demopoulos and Lewine (2016) tested LDLs for speech stimuli, finding that 37% of their autism group reported LDLs three or more standard deviations below the neurotypical group's mean in at least one ear. Steigner and Ruhlin (2014) also reported the case of an autistic man with profoundly reduced tolerance of low-frequency sounds, confirmed by abnormally low LDLs to tones in the low frequencies and normal LDLs in the high frequencies (≥2000 Hz). Two additional studies have used behavioral observations to test sound tolerance in autistic children, finding that only a small minority of individuals exhibited behavioral signs of distress when exposed to high-level sounds (Gomes et al., 2004; Lucker, 2013). However, both of these studies were limited by their reliance solely on observable behavioral reactions; they were unable to rule out the possibility that additional participants experienced the sounds as uncomfortable but failed to communicate that discomfort in a "typical" way (Keating & Cook, 2020; D. J. Moore, 2015). Despite mixed results concerning behavioral loudness tolerance, multiple studies demonstrating reduced LDLs in autism suggest that loudness hyperacusis is prevalent in this population, although other forms of DST (i.e., pain hyperacusis or phonophobia) may also contribute to these abnormalities.

To further assess the role of loudness in autism-associated DST, we also consider the literature on intensity discrimination in this population. In persons with cochlear hearing loss and loudness recruitment (increased loudness growth due to outer hair cell damage), it has been hypothesized that steepened loudness functions translate into superior intensity discrimination ability (Buus et al., 1982; although see Huettel & Collins, 2004; Schroder et al., 1994 for an alternative explanation based on spread of excitation). Thus, based on the steeper loudness functions observed in autism, it would stand to reason that autistic people may also possess superior intensity discrimination ability compared to neurotypical listeners. However, the literature on psychophysical intensity discrimination in autism has not confirmed this hypothesis, with the majority of studies finding intensity discrimination abilities in persons on the autism spectrum to be normal (Alcántara et al., 2012; Bonnel et al., 2010; C. R. G. Jones et al., 2009) or even impaired (Kargas et al., 2015) relative to neurotypical controls. While these data are inconsistent with the theory that abnormal loudness growth in autism leads to enhanced intensity discrimination, it is notable that none of these studies concomitantly measured loudness functions and intensity discrimination thresholds. It is therefore still possible that the subset of individuals on the autism spectrum with steep loudness growth curves *would* exhibit superior intensity discrimination when compared to typical controls. Further work on loudness and intensity processing in autism is necessary to extend these findings, specifically addressing whether subjective reports of hyperacusis can be linked to psychoacoustic disturbances of loudness perception.

3.2 Misophonia in Autism

As misophonia has only recently been recognized as a distinct DST condition, far fewer studies have considered it as a potential explanation for observed behavioral reactions to auditory stimuli in autism (Stiegler & Davis, 2010). Furthermore, no study has specifically been conducted to assess the prevalence of misophonia in autistic individuals. Nevertheless, in the clinical sample of misophonia patients described by Jager et al. (2020), 14 of 575

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(3%) were diagnosed with comorbid autism spectrum disorder. Notably, individuals with "primary autism spectrum conditions" referred for misophonia evaluation were excluded from the sample (i.e., misophonia in the aforementioned 14 individuals was judged to be "separate" from autism), indicating that the overlap between these conditions could potentially be substantially larger. Additionally, 38 of 1061 individuals (3.6%) in a large online sample of adults with self-reported misophonia reported having been diagnosed with autism (Claiborn et al., 2020), a prevalence nearly double that of the general population (Dietz et al., 2020). In another large clinical sample, over one fourth of children referred to a specialist pediatric hyperacusis center (60% of whom were diagnosed with autism) identified classic misophonia triggers (i.e., "people chewing, breathing, and snoring") as the specific sounds causing distress (Amir et al., 2018). Lastly, in the survey of DST in autism performed by Law et al. (2016), many parents reported that environmental sounds made their children irritable (61.3%), frustrated (43.9%) or annoyed (40.9%), raising the possibility that some of these episodes may arise from misophonic reactions (Potgieter et al., 2019).

A number of personal accounts also support the contention that autistic individuals with DST may be experiencing misophonia-like symptoms (Cesaroni & Garber, 1991; Grinker, 2007; Landon et al., 2016; A. E. Robertson & Simmons, 2015; Smith & Sharp, 2013). A particularly classic account of an autistic person displaying misophonic reactions comes from anthropologist Roy Grinker, who described his autistic teenage daughter Isabel's reaction to very specific sounds such as throat-clearing and the sounds of certain words:

> …she still hates certain sounds, like a baby crying, the car alarm that tells you your seatbelt isn't fastened, or the sound of a bathtub draining. When she hears them, she gets agitated, holds her hands over her ears, and vocalizes to block out the sound. She has the same reaction when she hears me clear my throat, or when someone says words associated with bathing, such as "bath," "shower" or "shampoo." (Grinker, 2007, p. 299)

Other examples have been published of autistic adults reacting strongly to sounds considered to be common misophonic triggers, "Small noises annoy me, like breathing, crunching food or … someone whistling … it makes me ratty" (A. E. Robertson & Simmons, 2015, p. 575) or describing experiences of being emotionally "triggered" by sounds in a way they retrospectively view as excessive:

> … there is all this energy racing around inside me out of irritation and thinking about these things… its building up inside and you can't let it out, you can't go "ahhhhh be quiet" or whatever and can't be jumping up and down or doing anything… (Landon et al., 2016, p. 47).

Remarkably, many of these individuals reporting misophonia-like experiences also seemed to concurrently experience problems tolerating loud noises (Landon et al., 2016), suggesting that a number of autistic individuals with DST may meet criteria for both misophonia and hyperacusis. Overall, these results together provide substantial evidence that at least some cases of DST in autism are likely due to misophonia, although additional research is needed to estimate the prevalence of misophonia, its co-occurrence with other types of DST, and its functional consequences in this population.

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3.3 Phonophobia in Autism

Comorbid anxiety disorders are exceedingly common in autistic individuals (Hollocks et al., 2019; Lai et al., 2019), presenting as a mixture of "typical" anxiety symptoms and "atypical" fears that are unique to autism (Kerns et al., 2014, 2016; Kerns & Kendall, 2012; B. Y. Lau et al., 2020; Rodgers et al., 2016; Scahill et al., 2019; Wood & Gadow, 2010). Among these autism-specific fears, a number of studies have listed loud noises (either loud noises in general or specific noises such as toilets flushing) as the object of a child's specific phobia (Gjevik et al., 2011; Kerns et al., 2014, 2016; B. Y. Lau et al., 2020; Leyfer et al., 2006; Mayes et al., 2013; Mukaddes & Fateh, 2010; Ozsivadjian et al., 2012), and multiple autism-specific anxiety questionnaires include items directly assessing a fear of loud noise (Rodgers et al., 2016; Scahill et al., 2019). This particular fear is present in a sizable minority of autistic children, with one large study finding that 23% had a phobia of loud sounds (e.g., babies crying, hairdryer sounds), and an additional 6% had fears of other specific sounds (B. Y. Lau et al., 2020). In addition, over half of autistic children with DST in the study by Law et al. (2016) were reported to become "scared" (55%) or "nervous" (54%) in response to bothersome sounds. No study has investigated the prevalence of phonophobia in adults on the autism spectrum, but qualitative reports indicate that many autistic adults continue to experience anxiety in response to loud noises (Simonoff, 2020), resulting in patterns of avoidance consistent with a specific phobia of these sounds (Bemporad, 1979; Cesaroni & Garber, 1991; Landon et al., 2016; Smith & Sharp, 2013).

Although published studies confirm the presence of phonophobia in many individuals on the autism spectrum, one major unresolved question in this area is whether this phonophobia is secondary to hyperacusis or unrelated to abnormalities in loudness perception. As noted by Jastreboff and Jastreboff (2015), phonophobia is practically inevitable in cases of severe hyperacusis, as anxious apprehension and hypervigilance directed toward everyday sounds can easily develop from repeated exposures to extremely unpleasant/painful stimuli. Kerns and colleagues (2016) provide a relevant case example, in which an autistic child develops an anticipatory fear of fire alarms as a result of pre-existing hyperacusis. However, these authors argue that the majority of DST-related impairment experienced by this patient is due to hyperacusis, and therefore a diagnosis of specific phobia is not warranted unless a more impairing pattern of avoidance behavior develops. Interestingly, there is some limited evidence that behavioral tolerance of the aversive sound stimulus can be achieved by treating the phobia with graded exposure (Johnston et al., 2020; Koegel et al., 2004). This may indicate a bidirectional relationship between sound-induced discomfort and anxiety, whereby interventions targeting either hyperacusis or phonophobia symptoms have the potential to reduce symptoms in the other domain. As acute stress can decrease LDLs in some individuals (Hasson et al., 2013), reducing phobic anxiety could feasibly improve both the emotional reaction to the feared sound and its perceived loudness. However, as these studies did not include judgments of subjective loudness or pain, any effects of exposure therapy on the perceptual qualities of aversive sounds remain speculative. An alternative possibility is that the participants in these studies did not suffer from hyperacusis at all, and thus treatment of phonophobia was sufficient to eliminate all DST in those individuals. Additional research is necessary to determine whether autistic people with

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psychoacoustically-confirmed hyperacusis can experience a reduction in subjective DST from interventions targeting phonophobia or anxiety in general.

4. Potential Mechanisms of Decreased Sound Tolerance in Autism

While DST in autism is frequently discussed from a clinical perspective, the neurobiological correlates of this symptom cluster remain poorly understood. A wide range of abnormalities in the structure and function of the auditory system have been demonstrated in both autistic individuals and preclinical animal models of autism (Beers et al., 2014; Chin et al., 2013; McCullagh et al., 2020; O'Connor, 2012; Pillion et al., 2018; Williams, Abdelmessih, et al., 2020), but few theoretical models have been constructed to link these findings to behavioral sound intolerance. Instead, current theoretical frameworks for sensory hyperreactivity in autism tend to focus on multi-modality sensory processing (Mottron et al., 2006; Pellicano & Burr, 2012; C. E. Robertson & Baron-Cohen, 2017; Van de Cruys et al., 2014; Ward, 2019) in an attempt to explain the wide range of sensory differences seen in autistic individuals. Alternatively, a number of theoretical mechanisms of DST have been proposed based on findings in non-autistic individuals (Auerbach, 2019; Auerbach et al., 2014; Brout et al., 2018; Diehl & Schaette, 2015; P. J. Jastreboff & Jastreboff, 2014, 2015; Kumar et al., 2017; Palumbo et al., 2018; Pienkowski, 2019; Pienkowski et al., 2014; Sheppard et al., 2020; Suhnan et al., 2017), few of which have been specifically considered in the context of autism-associated DST. Thus, the purpose of this section is to synthesize the literature on these related topics, generating explanatory neurocognitive models to account for the presence of hyperacusis, misophonia, and phonophobia in individuals on the autism spectrum. Although evidence to support our proposed mechanisms of DST in autism is limited at this time, these theoretical models will provide a framework for future research in this area, generating hypotheses about the underlying neurobiology of DST and providing context for findings related to auditory physiology in autism and related conditions.

4.1 Model of Hyperacusis: Enhanced Central Gain

Although the underlying biology of hyperacusis is still poorly understood, a growing body of evidence suggests that the symptoms of loudness hyperacusis are generated by a pathological increase in central auditory gain (Auerbach, 2019; Auerbach et al., 2014; Diehl & Schaette, 2015; Pienkowski, 2019; Salvi et al., 2020; Sheppard et al., 2020) in which "neural activity from more central auditory structures is paradoxically increased at suprathreshold intensities" (Auerbach et al., 2014, p. 1). In particular, animal models of hyperacusis display steeper neural input-output functions in multiple cortical and subcortical areas, with the largest increases seen in the inferior colliculus (IC) and primary auditory cortex (Auerbach et al., 2019; Y.-C. Chen et al., 2015; Ma et al., 2020; Salvi et al., 2020; Stolzberg et al., 2012; Wong et al., 2020). Although there have been few studies examining sound-evoked neural activity in humans with hyperacusis (J.-H. Hwang et al., 2009), those that have examined hyperacusis in tinnitus patients have typically found increased activity comparable to that seen in these animal models (Gu et al., 2010; Lanting et al., 2008; Melcher et al., 2009). As activity in the primary and secondary auditory cortex is thought to encode loudness rather than intensity (Behler & Uppenkamp, 2016, 2020; Langers et al., 2007; Röhl & Uppenkamp, 2012; Schmidt et al., 2020; Schreiner & Malone, 2015;

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Uppenkamp & Röhl, 2014), hyperactive responses to sounds in these areas are hypothesized to be the substrate of loudness hyperacusis. While some studies have indicated that this enhanced neural activity may be insufficient to explain hyperacusis-like behavior in animal models (Möhrle et al., 2019; Radziwon et al., 2019), the central gain model remains the most empirically-supported model of hyperacusis pathophysiology proposed to date (Auerbach, 2019; Auerbach et al., 2014; Diehl & Schaette, 2015; Pienkowski, 2019; Sheppard et al., 2020).

Given the strong associations between hyperacusis, tinnitus, and noise exposure (Pienkowski et al., 2014; Tyler et al., 2014), the central gain model of hyperacusis typically posits that an increase in central gain is a homeostatic consequence of reduced neural output from the cochlea (i.e., sensorineural hearing loss or potentially "cochlear synaptopathy"; Auerbach et al., 2014; Hickox & Liberman, 2014). However, rates of peripheral hearing loss are not greatly elevated in persons on the autism spectrum (Beers et al., 2014), and the majority of autistic individuals with reduced LDLs have hearing acuity within normal limits (Demopoulos & Lewine, 2016; Dunlop et al., 2016; Khalfa et al., 2004; Rosenhall et al., 1999), indicating that the central gain mechanism that putatively drives hyperacusis in autism may arise via a different mechanism. Though we are only able to speculate about the ways in which aberrant neurodevelopment in autism could contribute to enhanced central auditory gain, multiple plausible mechanisms exist based on current understandings of autism neuropathology (Figure 1).

One likely source of enhanced central gain in autism is auditory brainstem dysfunction, which has been observed in both idiopathic autism and several neurodevelopmental syndromes that frequently cause autism, such as fragile X syndrome (McCullagh et al., 2020; Pillion et al., 2018). Postmortem human and rodent studies have documented a number of abnormalities in auditory brainstem nuclei, with multiple studies converging on pathology in the superior olivary complex (Eto et al., 2017; Kulesza et al., 2011; Kulesza & Mangunay, 2008; Li et al., 2003; Lukose et al., 2011, 2015; Mansour et al., 2019; Mansour & Kulesza, 2020; McCullagh et al., 2020; Rodier et al., 1997; Rotschafer et al., 2015; Rotschafer & Cramer, 2017; Toyoshima et al., 2009; Zimmerman et al., 2018, 2020), a group of nuclei that mediates aspects of binaural processing and the efferent auditory pathways (Guinan, 2006, 2018; Laumen et al., 2016). Though data are mixed regarding the presence and nature of functional auditory brainstem abnormalities in autism (Bennetto et al., 2017; Dabbous, 2012; Danesh & Kaf, 2012; ElMoazen et al., 2020; Gravel et al., 2006; Kaf & Danesh, 2013; B. K. Lau et al., 2018; Lukose et al., 2013; McCullagh et al., 2020; Mercati et al., 2017; Miron et al., 2018, 2020; Ohmura et al., 2019; Pillion et al., 2018; Santos et al., 2017; Talge et al., 2018; Tharpe et al., 2006; Wilson et al., 2017), preliminary studies have indicated that certain auditory brainstem assays may differentiate autistic individuals with and without concurrent hyperacusis (Mercati et al., 2017; Ohmura et al., 2019; Wilson et al., 2017). In cases where such brainstem dysmorphology does exist, data from animal models suggests that fewer inhibitory axons project from various areas of the auditory brainstem to the IC (Li et al., 2003; Zimmerman et al., 2020). As the central gain model typically posits increased spontaneous and sound-evoked activity in the IC and higher auditory regions (Auerbach et al., 2014), a plausible model of central gain in autism would likely include similar enhancements of activity in these areas, brought on by homeostatic

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adaptations to aberrant brainstem information transfer. We therefore propose a model wherein structural abnormalities in the auditory brainstem during early neurodevelopment lead to compensatory changes in the IC and auditory cortex in autism, which result in an overall increase in central auditory gain and hyperacusis symptoms (Figure 1B). As the percept of subjective loudness (rather than sound intensity) is not seemingly represented until auditory cortex (Behler & Uppenkamp, 2016; Langers et al., 2007; Röhl & Uppenkamp, 2012; Schreiner & Malone, 2015; Uppenkamp & Röhl, 2014), increased central gain occurring only in cortical structures may also reasonably explain the phenomenon of hyperacusis in autism. Further research using both animal models and human neuroimaging is thus necessary to validate this model, investigating the presence of increased central auditory gain in autism at either the cortical or subcortical level.

An alternative explanation for increased central auditory gain in autism is the presence of an imbalance in the ratio of excitatory and inhibitory neurotransmission (E/I ratio) in key subcortical and cortical auditory structures (McCullagh et al., 2020), leading to an overall increase in activity of the IC, thalamus, and/or auditory cortex (Figure 1C). Such an increase in E/I ratio is not inconsistent with the previous hypothesis of brainstem dysfunction, as an imbalanced E/I ratio could feasibly serve as the circuit-level substrate of decreased brainstem information transfer or the homeostatic activity upregulation seen in the IC and/or auditory cortex (McCullagh et al., 2020; Zimmerman et al., 2020). Furthermore, it is quite likely that an increased E/I ratio is responsible for increases in central gain seen in models of hyperacusis elicited by salicylates (G.-D. Chen et al., 2013; Gong et al., 2008; Lu et al., 2011; W. Sun et al., 2009) or acoustic trauma (Heeringa & van Dijk, 2016; Ma et al., 2020; Salvi et al., 2000; Scholl & Wehr, 2008; Wei Sun et al., 2012).

A model of increased E/I ratio has long been posited as a common final pathway to explain the core features of autism (Culotta & Penzes, 2020; Foss-Feig et al., 2017; Lee et al., 2017; Nelson & Valakh, 2015; Rubenstein & Merzenich, 2003; Sohal & Rubenstein, 2019) as well as some associated conditions such as epilepsy (Bozzi et al., 2018). Although some recent data have suggested that this imbalance is an epiphenomenon of autism rather than its underlying cause (Antoine et al., 2019), this distinction is irrelevant when determining whether E/I imbalance is responsible for hyperacusis and enhanced central gain in some autistic individuals. The E/I imbalance model was further elaborated by Ward (2019) as a potential explanation for the wide range of sensory features seen in autism. In this framework, an increased E/I ratio results in both an increased signal level but also increased noise within a neural circuit's computations. Thus, a given sensory stimulus will elicit a stronger neural response, activating larger areas of cortex and corresponding to a more intense (and in the case of hyperacusis, louder) percept. Although evidence for this model of sensory hyperreactivity is mixed (Dickinson et al., 2016; Ward, 2019), there are no studies specifically investigating the relationship of loudness hyperacusis and E/I imbalance in humans. A single study (Naples et al., 2020) has examined the relationship between self-reported "auditory sensitivity" (as measured by the Glasgow Sensory Questionnaire; A. E. Robertson & Simmons, 2013) and E/I imbalance (as measured by the Hurst exponent of the resting EEG power spectrum) in a sample of adults with and without diagnoses of autism or schizophrenia, finding a moderate correlation between the two metrics. In addition, comorbid epilepsy is associated with DST in autistic children (Law et al., 2016), implicating

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E/I imbalance as a potential cause of both co-occurring conditions. Furthermore, both rodent and human studies suggest that the phenotype of DST and increased auditory cortical activity seen in fragile X syndrome (Ethridge et al., 2016; McCullagh et al., 2020; Rotschafer & Razak, 2013) can be attributed to an E/I imbalance in auditory cortex (Ethridge et al., 2017; Lovelace et al., 2020; Wen et al., 2018). Given the plausibility of E/I imbalance as a mechanism for central auditory gain and hyperacusis in autism, future studies on this topic should incorporate human neuroimaging metrics of E/I balance (Bruining et al., 2020; Dickinson et al., 2016; Trakoshis et al., 2020), testing whether psychoacoustically-defined loudness growth is associated with an excess of excitatory neurotransmission.

4.2 Model of Misophonia: Conditioned Allocation of Excess Salience

In contrast to hyperacusis, there has been relatively little research seeking to understand the pathological basis of misophonia in non-autistic individuals. Based on neurophysiologic models of tinnitus and hyperacusis, Jastreboff and Jastreboff (2014, 2015) proposed a model of misophonia/phonophobia (considered to be the same construct in their framework) in which the processing of low-level auditory information is intact, but "the functional connections between the auditory and the limbic and autonomic nervous systems are enhanced for specific patterns of sound," (P. J. Jastreboff & Jastreboff, 2014, p. 111). This model suggests that the aversive responses to sounds seen in misophonia are developed and maintained, at least in part, by associative learning mechanisms, and thus that the brain areas most likely implicated in misophonia are those involved in emotion, memory, and learning (Brout et al., 2018). So far, a small number of studies have begun to validate parts of this model. For instance, it is now fairly well established that individuals with misophonia have normal hearing acuity (Jager et al., 2020) and that exposure to misophonic triggers induces a degree of autonomic arousal greater than that seen in healthy controls (Edelstein et al., 2013; Kumar et al., 2017; Schröder et al., 2019). Furthermore, preliminary neuroimaging studies of misophonia indicate that misophonic triggers elicit intense emotional responses that are coupled with hyperactivation of anterior insular cortex (Kumar et al., 2017; Schröder et al., 2019), a key node of the brain's salience network (Menon & Uddin, 2010; Uddin, 2015). One of these studies also investigated functional connectivity of the anterior insula during the presentation of misophonic trigger sounds (Kumar et al., 2017), finding an increase in connectivity between the insula and ventromedial prefrontal cortex, posteromedial cortex, hippocampus and amygdala, limbic regions involved in emotional processing and regulation. Thus, while misophonic reactions are likely mediated in part by the limbic system, the primary process at work may instead be the attribution of excessive salience to specific sounds.

The attribution of salience to specific auditory stimuli is an important neurocognitive process that allows individuals to efficiently focus attention on important environmental signals (e.g., a fire alarm or police siren) and to enact a timely behavioral response (Huang & Elhilali, 2017; Kaya & Elhilali, 2017). Of particular note, the human auditory system has been evolutionarily primed to detect and respond to the cries of our young (Arnal et al., 2015; Soltis, 2004), and thus, the acoustic properties of an infant's cry cause this sound to be exceptionally salient. Using acoustic analysis, psychophysical experiments, and neuroimaging, Arnal et al. (2015) demonstrated that a wide range of natural and artificial

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alarm signals (including human screams, air horns, and sports arena buzzers) all contain amplitude modulations in the 30–150 Hz range, which correlate with the psychoacoustic attribute of roughness (see also Trevor et al., 2020). The roughness of a sound is highly predictive of its salience and subjective aversiveness (Arnal et al., 2015, 2019; Zhao et al., 2019), and individuals can localize rough stimuli both more quickly and more accurately than other sounds (Arnal et al., 2015). Notably, the perception of rough sounds is associated with unique patterns of brain activity, including the synchronization of large-scale salience-related networks that include superior temporal regions, subcortical and cortical limbic areas, frontal areas (e.g., inferior frontal gyrus, orbitofrontal cortex), and insular cortex (Arnal et al., 2019). As preliminary neuroimaging studies implicate many of these areas in the pathophysiology of misophonia (Kumar et al., 2017; Schröder et al., 2019), we hypothesize that misophonia is characterized by dysfunctional hyperactivation of this specialized "auditory salience detection" network, causing individuals with misophonia to categorize a number of everyday sounds as disproportionately salient and aversive.

In addition to neuroimaging studies, several other factors suggest that an inappropriate attribution of salience to auditory stimuli could lie at the heart of misophonia. Subjectively, patients with misophonia routinely describe an intense hyper-focus on their various trigger stimuli (da Silva & Sanchez, 2019; Edelstein et al., 2013; Osuagwu et al., 2020; Schröder et al., 2017), which may serve to further amplify the already intense emotional reactions elicited by those stimuli. Moreover, in the first published study to systematically evaluate cognitive behavioral therapy in misophonia, Schröder and colleagues (2017) targeted hyper-focus on trigger sounds as a core symptom of misophonia in addition to the patients' negative emotional reactions (see also Aazh et al., 2019). The potential interactions between hyper-focus on triggers, intense emotional experiences, and autonomic arousal can be further explained by the large degree of functional overlap between neural circuits responsible for sympathetic arousal, emotion, and salience detection (Beissner et al., 2013). As the salience of an auditory stimulus is highly associated with its perceived emotional intensity (Anikin, 2020), it is quite possible that the intense negative emotional reactions seen in misophonia could be coupled with an over-activation of salience neurocircuitry, along with associated projections to limbic areas. Moreover, as auditory salience attribution is remarkably context dependent (Huang & Elhilali, 2017), a salience mechanism helps account for the variable reactions that individuals with misophonia can have to the same stimulus across different situations. Furthermore, the inability of self-produced sounds to trigger a misophonic reaction can potentially be explained by the reduced salience attributed to self-generated stimuli, a phenomenon known as self-suppression (Hughes et al., 2013; Whitford, 2019). Like other authors, we contend that the idiosyncratic nature of misophonic triggers is the result of each individual's unique learning history; however, as some sounds have been reported to trigger the vast majority of individuals with misophonia (e.g., chewing, nasal/breathing sounds; Jager et al., 2020), we also believe that some acoustic property of these sounds preferentially activates the aforementioned salience attribution neurocircuitry in persons with misophonia, increasing the likelihood that a given individual will find them aversive.

With regard to the neural underpinnings of misophonia, we have no *a priori* reason to expect that the pathophysiology of this condition would differ in autistic and non-autistic

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individuals. Moreover, the insula and salience network have been heavily implicated in the pathology of autism (Nomi et al., 2019; Uddin, 2015), and changes in insular structure/function may contribute to a higher rate of misophonia in individuals on the autism spectrum. This hypothesis is further supported by neuroimaging studies in autistic children that indicate that nonspecific (auditory-tactile) sensory hyperreactivity is related to increased resting-state connectivity between the salience network and amygdala (Green et al., 2016; Green & Wood, 2019). This finding also raises the question of whether the intolerance of stimuli in other modalities seen in autism could similarly be attributed to the mechanism of excessive salience attribution. Additional research is necessary to understand the manner in which the salience network contributes to sensory processing abnormalities in autism, particularly in the context of comorbid misophonia.

4.3 Model of Phonophobia: Pathological Fear Learning and Extinction

As a form of specific phobia, the neurobiological underpinnings of phonophobia are far more established than those of either hyperacusis or misophonia. A large body of research has been published on the neural correlates of fear conditioning and anxiety disorders (Chavanne & Robinson, 2020; Garcia, 2017; Herry & Johansen, 2014; Ipser et al., 2013; LeDoux et al., 2017; Tovote et al., 2015), as well as the ways in which auditory stimuli acquire affective valence (Frühholz et al., 2016). While a comprehensive overview of both topics is beyond the scope of this review, we seek to integrate these two lines of research into a neurocognitive model of phonophobia, which can be applied to autistic as well as non-autistic individuals.

The predominant neurocircuitry involved in fear and fear conditioning centers on connections within and between nuclei of the amygdala, hippocampus, and multiple areas of medial prefrontal cortex, including anterior cingulate cortex (ACC) and ventromedial prefrontal cortex (vmPFC; Chavanne & Robinson, 2020; Fullana et al., 2020; Tovote et al., 2015). The amygdala is essential for the acquisition, storage, and expression of learned fear associations, serving as a major hub in a number of fear- and anxiety-related neural circuits (LeDoux, 2000). Additionally, the amygdala is highly connected to auditory areas of the thalamus and cortex (Frühholz et al., 2016; Frühholz & Staib, 2017; LeDoux et al., 1991), and during sound processing, the amygdala is implicated in both the modulation of auditory cortical activity (Aizenberg et al., 2019) and encoding multiple features of the sound stimulus, including its perceived aversiveness (Kumar et al., 2012; Viinikainen et al., 2012). This hippocampus is primarily involved in the learning, storage, and retrieval of fear memories, as well as inhibiting the retrieval of these memories in specific contexts. The ACC, which plays a role in assessing the salience of a stimulus and regulating emotional responsiveness, has been associated with the expression of conditioned fear responses (Ipser et al., 2013). Via connections with the anterior insula, the ACC also makes up part of a "central autonomic–interoceptive network," which is responsible for integrating representations of one's cognitive, affective, and physical state to facilitate homeostatic autonomic and behavioral responses (Fullana et al., 2016). The vmPFC plays a role in the inhibition of threat expression by downregulating amygdala activity (Fullana et al., 2020), and this region is also implicated in the generation, storage, and retrieval of "safety" signals (i.e., extinction memories; Fullana et al., 2016; Milad & Quirk, 2012). Working in concert,

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this fear conditioning network serves to evaluate the content of a stimulus within the current context, triggering downstream signals of "danger" or "safety" and priming the individual to enact an appropriate behavioral response.

Although appropriate fear learning is key to survival, dysfunctional fear neurocircuitry can lead to phobias, in which the fear experienced by an individual is disproportionate to any potential danger. Neuroimaging studies have indicated that specific phobia is associated with hyperactivation of the amygdala and insular cortex when exposed to a phobic stimulus (Ipser et al., 2013), seemingly indicating that the salience and subjective aversiveness of the stimulus are both exaggerated in this condition. As a fear of loud noises is common during development (Meltzer et al., 2009; Ollendick et al., 2002), phonophobia is considered a nonexperiential or nonassociative phobia (i.e., a phobia not developed through direct experience with the phobic object; Garcia, 2017; Poulton & Menzies, 2002). While for the majority of children, the fear of loud noises is transient, there exists a small group of individuals in whom these fears intensify over time rather than resolving, potentially due to a genetic vulnerability (Muris et al., 2002). According to a recent model proposed by Garcia (2017), nonexperiential phobias are generated and maintained by both a sensitization of the fear response and a deficit in fear extinction learning, resulting in overly exaggerated initial fear responses and a persistence of the irrational fear despite nontraumatic exposure to the feared stimulus. This sensitized fear response is likely due to hyperactive amygdala responses to loud noises, which could result from baseline differences in the extent of sound-evoked auditory cortical activity, amygdala E/I balance, or auditory-limbic connectivity. Individuals with hyperacusis in particular may find specific sounds extremely painful or aversive, leading to a similar avoidant phenotype seen in chronic pain patients with high levels of pain anxiety (Greenberg & Burns, 2003). In addition to this sensitized fear response, individuals with specific phobias display persistent amygdala activity to repeated stimulation that does not habituate effectively (Garcia, 2017). An inability to habituate to repeated exposures likely indicates an underlying deficit in the ability to encode the "safety" signal necessary to extinguish a learned fear response. Thus, abnormalities in neurocircuitry involved in fear extinction, including the vmPFC and hippocampus (Fullana et al., 2016), likely play a role in the pathological persistence of phobic responses. Additionally, the extinction process may be hindered in patients with hyperacusis, whose adverse reactions to loud and/or painful sounds may serve to reinforce their maladaptive responses to phobic stimuli.

Although this model of phonophobia is equally applicable to autistic and non-autistic individuals, neuroimaging studies of autism provide further evidence of its utility in this population. Autistic children and adolescents display elevated amygdala activity in response to mildly aversive auditory stimuli (Green et al., 2013, 2015), with stronger amygdala activation predicting higher levels of parent-reported sensory hyperreactivity (Green et al., 2013, 2015). In addition, autistic individuals with high levels of sensory hyperreactivity demonstrate reduced amygdala habituation over repeated presentations of auditory and tactile stimuli (Green et al., 2015, 2019), which is thought to result from altered functional connectivity of the amygdala with prefrontal regions (Green et al., 2015, 2019). These findings provide preliminary evidence that the pattern of neural activity elicited by sensory stimuli in autistic individuals may be altered in such a way as to predispose these individuals

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to developing specific phobias, including phonophobia. This hypothesis is further supported by clinical studies demonstrating correlations between self/parent reports of sensory hyperreactivity and anxiety symptoms in autistic children and adults (Glod et al., 2015; Y. I. J. Hwang et al., 2020; Neil et al., 2016, 2017; Pickard et al., 2020; Syu & Lin, 2018; Wigham et al., 2015), with particularly strong relationships between sensory hyperreactivity and symptoms of specific phobia (Bitsika et al., 2016; Black et al., 2017; MacLennan et al., 2020). Longitudinal studies further indicate that increased sensory hyperreactivity early in development is predictive of later anxiety symptoms, both in autistic children and the general population (Carpenter et al., 2019; Green et al., 2012). This body of research generally supports the theory that hyperreactivity to sensory stimuli in autism may contribute to the high rates of anxiety disorders seen in this population (Green & Ben-Sasson, 2010; Kerns et al., 2016; McVey, 2019; Muskett et al., 2019; South & Rodgers, 2017). However, as sensory reactivity to date has primarily been measured using parent reports of a child's observable behaviors, it remains possible that many aversive responses to sensory stimuli are actually the manifestations of specific phobia (Koegel et al., 2004). Additional research relating observed sound intolerance behaviors, psychoacoustic loudness growth, and phonophobia symptoms is thus necessary to clarify the relative contributions of hyperacusis and phonophobia to the observable phenotype of DST in autism.

5. Conclusion and Future Directions

Based on our review of the literature on DST in autism, it is likely that autistic individuals with DST present with a wide range of subjective complaints, including hyperacusis, misophonia, and phonophobia. Evidence from personal accounts, behavioral studies, and psychophysical tests all tend to support the notion that autistic people frequently perceive everyday sounds as unbearably loud or painful, suggesting that a substantial portion of DST behaviors can be explained by the presence of hyperacusis. In addition, many autistic children and adults exhibit clinically significant anxiety directed towards specific sounds (i.e., phonophobia), which may arise on its own or secondary to hyperacusis. However, the interplay between hyperacusis and phonophobia has not been studied in autism, and it remains unclear whether these conditions are comorbid in the majority of cases. Lastly, while much less research has examined the overlap of misophonia and autism, there is moderate evidence to suggest that a minority of autistic individuals with DST complaints likely meet diagnostic criteria for misophonia, regardless of whether hyperacusis is present.

In addition to describing the phenomenology of DST in autism, we propose neurocognitive models to explain each subtype of DST and its occurrence in people on the autism spectrum. Although hyperacusis in non-autistic individuals is typically associated with cochlear damage, we instead hypothesize that an alteration in the subcortical processing of auditory information leads to enhanced central auditory gain, resulting in the same sound-evoked auditory cortex hyperactivity seen in patients with tinnitus and hyperacusis. As opposed to our autism-specific model of hyperacusis, we believe that the neurocognitive processes leading to misophonia and phonophobia are the same regardless of the presence of autism, although certain neurobiological alterations seen in autism may predispose autistic individuals to these conditions. We propose that misophonia is a disorder of excessive salience attribution, in which neural machinery to detect evolutionarily important stimuli is

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abnormally sensitive to the acoustic properties of certain repetitive sounds, causing widespread neuronal synchronization that results in a disproportionate emotional and autonomic response. This misophonic reaction becomes associated with the "trigger" stimulus through associative learning mechanisms, potentially generalizing to other stimuli over time. Similarly, we hypothesize that phonophobia results from pathological fear learning, including an abnormally strong initial fear response to aversive sound stimuli and a failure to extinguish this response in the presence of non-threatening stimuli. Our model further suggests that hyperacusis strongly predisposes an individual to phonophobia, as aversive reactions to loud or painful sounds sensitize the amygdala to these stimuli, reinforcing and maintaining the fear response in the presence of repeated sound exposures. Though we find preliminary support for these explanatory models in the autism literature, additional behavioral, psychophysical, and neuroimaging research is necessary to validate model predictions and further refine the proposed DST constructs. By developing this theoretical framework, we hope to set the stage for future research on DST in autism, encouraging the field to move beyond descriptive science and into a new era of hypothesis-driven investigations and mechanism-based therapeutic development.

Although this work represents a major step forward in conceptualizing DST in autism, substantially more research in this area is necessary to improve our theoretical understanding of this construct and its mechanistic underpinnings. The body of literature describing DST in autism is limited by variable and inconsistent terminology and a tendency to group hyperacusis, misophonia, and phonophobia symptoms together into the construct of "auditory over-responsiveness." Moreover, no study simultaneously assesses multiple types of DST in individuals on the autism spectrum, making it difficult to determine the relative contributions of hyperacusis, misophonia, and phonophobia to DST in this population. Perhaps most importantly, the most widely used measures of sensory responsiveness in autistic children and adults (DuBois et al., 2017; Jorquera-Cabrera et al., 2017; Williams et al., 2018) do not effectively differentiate between DST subtypes, substantially limiting the inferences that can be made about DST using these tools. Important future directions in this area of research include (a) the abandonment of "auditory over-responsiveness" and generalized sensory hyperreactivity as unitary constructs, (b) the establishment of a common nomenclature for DST conditions across disciplines, (c) the development and validation of novel DST questionnaires with adequate content coverage of hyperacusis, misophonia, and phonophobia, (d) the simultaneous assessment of all DST subtypes and their developmental trajectories in autistic individuals, (e) the investigation of DST in relation to other sensory features of autism, such as hyporeactivity and sensory seeking, (f) the comparison of psychoacoustic and neurophysiologic indices of auditory processing between groups of individuals with each form of DST, and (g) the evaluation of candidate interventions specifically targeting individual DST subtypes in controlled clinical trials. By partitioning DST into the distinct conditions of hyperacusis, misophonia, and phonophobia, we can reduce the heterogeneity inherent in autism and potentially derive subgroups of autistic individuals who differ in neuropathology, clinical course, or response to treatment (Feczko et al., 2019; Harris, 2019; Uljarević et al., 2017).

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Highlights

- Decreased sound tolerance (DST) is a common and disabling feature of autism
- DST in autism is a combination of hyperacusis, misophonia, and phonophobia
- Hyperacusis is thought to result from excessive gain in the central auditory system
- Misophonia may be caused by the attribution of excess salience to certain sounds
- Phonophobia is a specific phobia of sound maintained by impaired fear extinction

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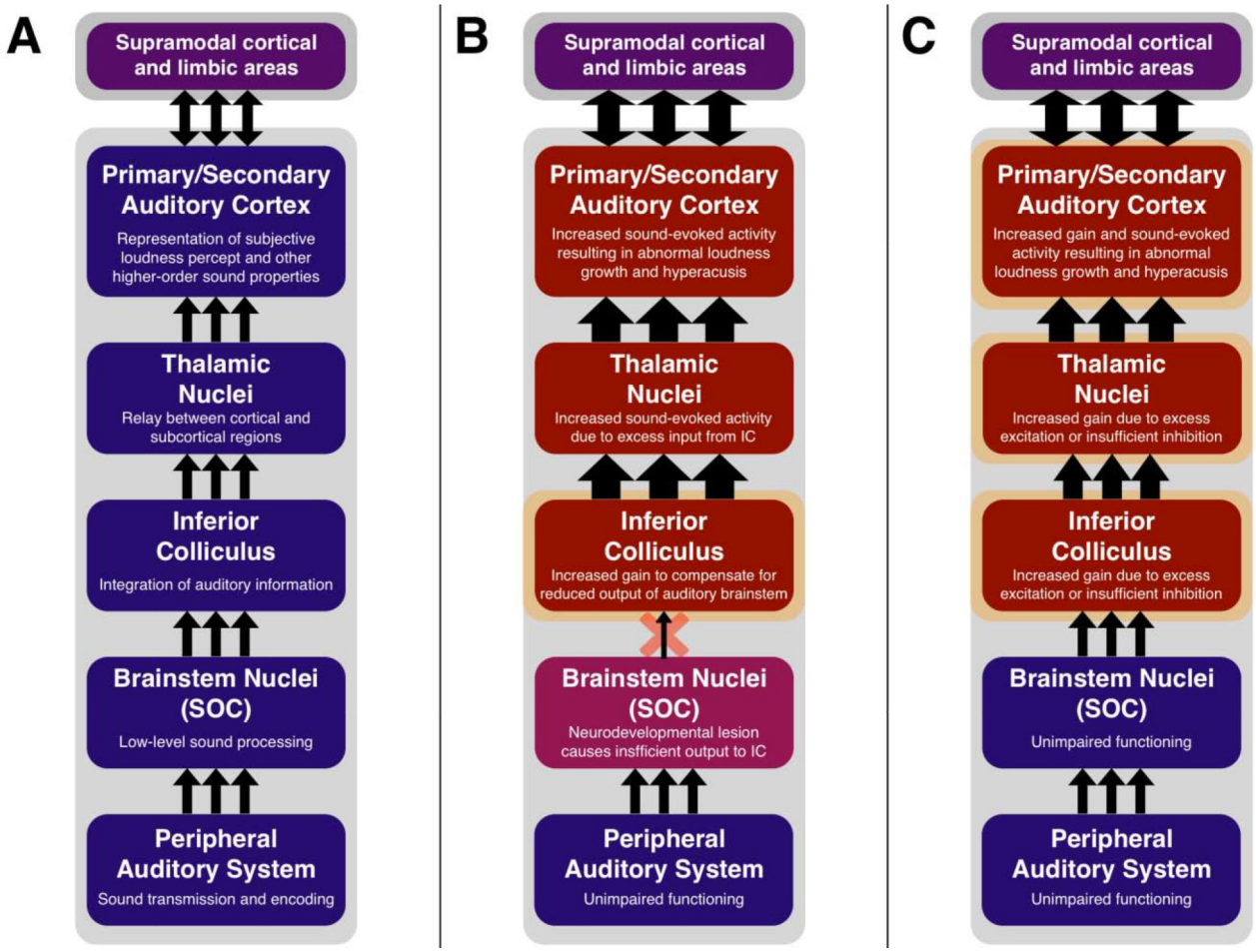

Figure 1.

(A) Schematic of ascending information pathway in the central auditory system. Descending and recurrent connections have been omitted for simplicity. **(B)** Hypothesized model of enhanced central gain and hyperacusis in autism resulting from impaired brainstem transmission. Homeostatic upregulation of gain in the inferior colliculus (IC) results in excessive sound-evoked activity in the higher structures of the auditory system, including primary/secondary auditory cortex, the putative source of enhanced loudness perception. **(C)** Alternate model of enhanced central gain and hyperacusis in autism as a result of excitation/inhibition imbalance in the IC, thalamus, and/or auditory cortex. Notably, enhanced auditory cortical activity is likely sufficient to cause hyperacusis, and while other central auditory structures may contribute, pathology could feasibly be limited to cortical areas. SOC = Superior Olivary Complex.

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Table 1.

Comparison of the Hyperacusis, Misophonia, and Phonophobia

	Hyperacusis	Misophonia	Phonophobia
Definition	A hearing disorder in which sound of moderate intensity is perceived as excessively loud, painful, and/or overwhelming.	A neuropsychiatric condition in which individuals have excessive and inappropriate emotional responses to specific "trigger" sounds (e.g., chewing, tapping, sniffling), even when presented at a low level.	A specific phobia of particular sounds or classes of sounds, resulting in anticipatory responses and avoidance of potential sound sources.
Limited to specific sounds	No	Yes	Yes
Primary response to sound	Excessive loudness sensation and/or pain in ears/head	Anger, disgust, and/or extreme irritation	Fear and/or panic, anticipatory anxiety
Psychoacoustic loudness perception	Steeper loudness growth, reduced LDL	Normal	Unknown (possibly reduced LDL)
Influence of contextual factors	Low	High	High
Results in avoidance behavior	Yes	Yes	Yes
Associated with psychopathology	Yes	Yes	Yes
Occurs secondarily to	Cochlear hearing loss, noise trauma, brain injury	Unknown	Hyperacusis, reactive tinnitus, misophonia, posttraumatic stress disorder, other anxiety disorders
Proposed cognitive mechanism	Amplification of low-level sensory information resulting in a steeper growth of subjective loudness with increasing sound level.	Attribution of excess salience to particular sounds or associated perceptual phenomena (e.g., sights), resulting in conditioned aversive emotional response and heightened sympathetic arousal.	Pathological fear learning, combining excess attribution of threat to specific sounds with poor experience-dependent extinction. Maintained by avoidance of feared stimulus.
Implicated brain regions	Primary/secondary auditory cortex, inferior colliculus, auditory brainstem (superior olivary complex)	Salience network (anterior insular cortex, dorsal anterior cingulate cortex), ventromedial prefrontal cortex, posteromedial cortex, hippocampus, amygdala	Amygdala, hippocampus, anterior cingulate cortex, ventromedial prefrontal cortex, anterior insular cortex, bed nucleus of the stria terminalis/extended amygdala
Increased prevalence in autism	Yes	Unknown	Yes
Unique pathophysiology in autism	Yes	No	No

Note. LDL = loudness discomfort level (the decibel level at which a sound starts being perceived as uncomfortably loud).

EXHIBIT 3

SEPULVEDA CHECKLIST

maxim

MAXIM ENGINEERS, INC.
Engineering and Environmental Consultants

3020 E. Camelback Road. Suite 367
Phoenix, Arizona 85016

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August 17, 1992

Ms. Joanne Burroughs
Resolution Trust Corporation
National Sales Center
801 17TH Street NW, Second Floor
Washington, DC 20434

RE: **HOME FEDERAL DUE DILIGENCE - PHASE II**
Documentation Review and Site Visit
Sepulveda Pacific Medical Building
2990 Sepulveda Boulevard
Los Angeles, California
Asset No. 9077489
Maxim Project No. 7492000953

91-122

Dear Ms. Burroughs:

We have completed our review of the available documentation and have conducted an on-site inspection for the above-referenced property.

The purpose of this document review and subsequent site inspection was to determine the need for further environmental and/or special resources investigations, and to visually determine the current status and condition of the site. Our scope of services also included completing applicable RTC checklists. The information contained in this summary report is not intended as legal advice and any observations, conclusions and/or recommendations as they apply to regulatory requirements or liability should be discussed with your legal counsel.

The results of our investigation are presented below:

Site Information

The subject site consists of a rectangular tract of land 10,900 square feet in size. Standard Oil Company constructed a gasoline station on the subject site in 1951 with possible USTs. This station was demolished in 1982 and the property was improved by a three (3) story 21,860 square foot office building with subterranean parking garage. Review of near by wells indicates poor water quality under the subject site from several organic compounds and metals from off site sources. No shallow groundwater is present on site. Only three (3) tenants store or handle hazardous chemicals; one carpet company and two (2) medical offices with x-ray machines and bio-infectious wastes. In review of their operations, all wastes appeared to being handled in a proper manner. Adjacent properties include strip shopping center, bank and dry cleaners. No transformers were observed on the property.

RTC Checklists:

During the course of our site visit we completed the RTC's Environmental Checklist Selection Form, in addition to the following RTC checklists which were applicable to the site:

D	Hazardous Substance Management - Use, Storage and Disposal
E	Radiological Hazards
G	Polychlorinated Biphenyls
H	Asbestos

A copy of each of these checklists is enclosed.

Phase I Report Review Checklist

We reviewed a Phase I Environmental Site Assessment Report prepared by ATEC Environmental Consultants for the subject property dated August 12, 1991. The purpose of this review was to first, determine if the contents of the report and the topics addressed are in substantial compliance with those required by the Resolution Trust Corporation's (RTC's) standard Phase I Environmental Site Assessment scope of work and second, to determine if, in our opinion, a new assessment should be conducted because of the age of the report. Our scope of our services did not include verifying the accuracy of the information presented.

In our opinion, the topics addressed within the report are not in compliance with those required by the standard RTC Phase I scope of work. Please refer to the attached Phase I Report Review Checklist for a more detailed analysis of our findings.

Conclusions

Based upon our review of available documentation and information obtained during our site visit, we have reached the following conclusions:

The presence of suspect ACM is a potential environmental concern. Storage and use of the minor amounts of bio-hazardous waste materials and other hazardous chemicals does not present an environmental concern.

The historic presence of USTs on site prior to construction represents and environmental concern for petroleum contamination of soils and groundwater.

Recommendations

Based upon our review of the information presented in this report, and our resulting conclusions, we recommend the following:

A Phase I Environmental Site Assessment performed on this site to determine its current condition and regulatory status.

A Comprehensive Asbestos Survey performed on this site to identify asbestos-containing materials.

Please do not hesitate to contact us should you have any questions regarding any of the information presented in this report.

Sincerely,

MAXIM ENGINEERS, INC.

Steve R. Connor
Environmental Engineer
Environmental Services

SRC/jr
Enclosures: as stated

cc: Rosanne Sanchez (Maxim - Phoenix)

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.

ENABLE BOOKMARKS ONLINE:

**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.

August 5, 2025

c/o Commission Executive Assistant
Hon. Commission President and Commissioners
City Planning Commission
City of Los Angeles
200 N. Spring Street, Room 272
Los Angeles, CA 90012
cpc@lacity.org

Re: Comments Opposing the Proposed Residential Project at 2930-2936 South Sepulveda Boulevard, Case Numbers CPC-2024-5548-DB-PR-HCA and ENV-2024-5549-CE

Dear President Lawshe and Commissioners:

We are writing to provide comments on the proposed construction, use and maintenance of a 71 - foot high, six story, 77-unit residential development with one subterranean parking level, including 84 parking spaces, at 2930-2935 South Sepulveda Boulevard (the "Project").

Dish Wireless has LA City approval to build and operates a critical telecommunication facility at 2990 South Sepulveda Boulevard, located immediately to the south of the Project site boundary.

The proposed project's height and massing will severely compromise wireless communications, including E-911, voice, messaging, and other services in-vehicles at one of the most heavily traveled interchanges in the United States, the I-10 / I-405 freeway intersection corridor. As concerning to us is that in-home wireless services to City constituents to the north of our site as our signals will also be blocked by the proposed project mass and height.

Inexplicably, the proposed project proponents elected not to contact us in advance of submitted their project, nor did they contact us after the project was submitted. Had they, we would have gladly collaborated with them to find a design that met their needs while preserving the public's safety in this critical service area.

If the Project is approved as proposed, the telecommunication facilities at 2990 South Sepulveda Boulevard would have to be relocated or expanded in order to maintain applicable federal, state, industry and regulatory standards, including standards mandated by the City of Los Angles for telecommunication facilities.

DISH Wireless, along with the other wireless service providers at 2990 South Sepulveda, requests the City deny the Project as proposed.

Finally, we ask to be added to the Public Notice List and as an Interested Party for this Project.

Sincerely,

Kirk Kimmich – Sr. Manager
Kirk.Kimmich@Dish.com
7545 Irvine Center Drive, Suite 250 Irvine, CA
92618

RAND|PASTER|NELSON

633 West Fifth Street
Suite 5880
Los Angeles, CA 90071
213.557.7222
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Todd Nelson
213.557.7225
Todd@rpnllp.com

December 1, 2025

VIA EMAIL

President Monique Lawshe and Members of the City
Planning Commission
City of Los Angeles
200 N. Spring Street, Room 272
Los Angeles, CA 90012

cpc@lacity.org

Re: Case No. CPC-2024-55448-DB-PR-HCA, 2930-2936 South Sepulveda Boulevard

Dear President Lawshe and Honorable City Planning Commissioners:

This firm represents George Garikian, the applicant ("Applicant") for a new 77-unit housing development project ("Project") to be constructed at 2930-2936 South Sepulveda Boulevard ("Site") in the West Los Angeles Community Plan area of the City of Los Angeles ("City"). The Project will include the demolition of an existing office building and the construction of a new six-story, 71-foot high residential building over one level of subterranean parking. Once constructed, the Project will contain 65 new market-rate housing units and 12 new affordable housing units restricted to Very Low Income ("VLI") households. The Project will contain a total of 74,282 square feet of floor area, reflecting a floor area ratio ("FAR") of 2.99:1.

The Project is subject to the provisions of multiple State housing and environmental laws, as described in greater detail below. In summary, the Project's provision of restricted affordable units make it eligible to utilize State and City density bonus law ("DBL"; Government Code Section 65915 and Los Angeles Municipal Code ["LAMC"] Section 12.22 A.37) to achieve increased allowable residential density, deviations from applicable development standards, and reduced parking ratios. In addition, the Project is subject to the protections of the Housing Accountability Act ("HAA"; Government Code Section 65589.5), which strictly limits a jurisdiction's ability to deny or condition a housing development project. Furthermore, as confirmed by the City, the Project is statutorily exempt from the provisions of the California Environmental Quality Act ("CEQA") as a qualifying infill housing development project, pursuant to Public Resources Code ("PRC") Section 21080.66. In short, the Project is eligible for these statutory programs and protections because it represents the type of mixed-income infill housing development that the State and City have deemed highly appropriate to address the current housing crisis.

The City's Planning Department held a public hearing regarding the Project on May 16, 2025; prior to and following that hearing, two letters were submitted to the Planning Department from the Nossaman law firm ("Nossaman") on behalf of a neighboring property owner, one dated May 15, 2025 and another dated August 4, 2025 ("Nossaman Letters"), objecting to various aspects of the Project and claiming that the City's approval of the Project would violate State and federal law. As described in detail below, the objections contained in the Nossaman Letters have no merit and fail to demonstrate any error by the Planning Department in reviewing and recommending approval of the Project.

A. Summary of Project's Consistency with State and City Law.

1. DBL Provisions

Pursuant to DBL, for housing projects of five or more residential units that include a prescribed percentage of deed restricted affordable housing units, the City is required to grant density bonuses of up to 100 percent and apply State DBL-prescribed vehicular parking ratios, which the City's DBL ordinance terms "base incentives."[1] For mixed-income housing development projects such as the Project, the City is also required to ministerially grant up to four "additional incentives" to authorize deviations from applicable development standards,[2] and also has the discretion to grant an unlimited number of waivers of development standards to further authorize deviations from applicable development standards.[3]

Specifically, the City Planning Commission ("CPC") must grant requested waivers of development standards unless it makes one of the following findings:[4]

- The development standard associated with a request for a waiver will not have the effect of physically precluding the construction of a project at the density or with the incentives/concessions permitted under DBL.
- The waiver would have a specific adverse impact as defined in California Government Code Section 65589.5(d)(2), upon public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.[5]
- The waiver would have an adverse impact on any real property that is listed in the California Register of Historical Resources.
- The waiver would be contrary to state or federal law.

The Project proposes to restrict 12 units, or 16 percent of its base density of 73 units, for VLI households, which would permit a density bonus of at least 50 percent (or approximately 110 units).[6] However, the Project is only proposing a total of 77 units, reflecting a density bonus of only

[1] LAMC Section 12.22 A.37(e).

[2] LAMC Section 12.22 A.37(d)(2), see also LAMC Table 12.22 A.37(f)(1)(i).

[3] LAMC Section 12.22 A.37(d)(3).

[4] LAMC Section 12.22 A.37(d)(3)(i).

[5] As defined by Government Code Section 65589.5(d)(2), a "specific, adverse impact" means "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."

[6] Government Code Section 65915(f)(2).

approximately 5 percent. By restricting 16 percent of its base density for VLI units, the Project is eligible to receive up to four incentives/concessions;[7] the Project is proposing to utilize three incentives/concessions (one to allow averaging density, floor area, vehicular access, and parking across the Site's two zoning designations of C2-1VL and R4P-1; one to allow a 35 percent increase in FAR to a maximum of 2.99:1; and one to allow a rear yard reduction to five feet in lieu of 18 feet). The Project is also seeking two waivers of development standards: one waiver to eliminate the transitional height requirement of the western C2-1VL zoned portion of the Site that abuts Sepulveda Boulevard, and one waiver to allow an increase in height from 45 feet to 71 feet within the same western C2-1VL zoned portion of the Site.[8]

It is readily apparent that application of these two height-related standards associated with the C2-1VL zone to the proposed Project would require the removal of significant portions of the proposed building envelope and the loss of associated residential units and floor area; accordingly, the CPC would not be able to make the first potential finding for denial of these requested waivers. Furthermore, as described in detail below in response to the Nossaman objections, there is insufficient evidence in the record to support any of the remaining potential findings for denial of the Project's requested waivers. Accordingly, the waivers must be granted.

2. HAA Provisions

As cited above, the HAA contains the relevant definition of "specific, adverse impact" for the potential denial of a requested waiver of development standards under DBL. The HAA goes on to provide that a jurisdiction may only disapprove a housing development project that is consistent with objective development standards (inclusive of any DBL requests) if it makes written findings, supported by a preponderance of the evidence on the record, that such a specific, adverse impact would result and there is no feasible method to satisfactorily mitigate or avoid the adverse impact other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.[9]

The HAA sets extremely high standards for finding such a specific, adverse impact. First, as noted in the definition itself, any such impact must be "significant, **quantifiable**, direct and **unavoidable**." Furthermore, any such impact must be based on "**objective, identified, written** public health or safety standards, policies, or conditions." In addition, the HAA defines "objective" to mean "involving **no** personal or subjective judgment by a public official and being **uniformly verifiable** by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official."[10]

If these criteria were not exacting enough, the Legislature expressly limits the prevalence of such specific, adverse impacts by directly stating: "It is the intent of the Legislature that the conditions that would have a specific, adverse impact upon the public health and safety, as described in paragraph

[7] Government Code Section 65915(d)(2)(F).

[8] It should be noted that the interior, eastern portion of the Site, which is subject to an R4P-1 zoning designation and adjacent to lower-density residential uses, is not subject to any applicable height limit.

[9] Government Code Section 65589.5(j)(1).

[10] Government Code Section 65589.5(h)(9).

(2) of subdivision (d) and paragraph (1) of subdivision (j), **arise infrequently**."[11] Lastly, the HAA contains the following pro-housing provision that local jurisdictions must heed when considering application of the statute: "It is the policy of the state that this section [i.e., the HAA] **be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing**."[12]

3. CEQA Compliance

At the time of the Project's initial applications to the Planning Department, the Applicant proposed to utilize a Class 32 categorical exemption from CEQA that is applicable to urban infill projects. However, on July 1, 2025, a new urban infill statutory exemption from CEQA was created through the adoption of PRC Section 21080.66. This statutory CEQA exemption applies to housing development projects located on qualifying urban infill sites meeting various geographic criteria, and is intended to speed the production of such infill housing units. The City has determined that the Project is eligible for this new statutory exemption and has completed all required steps under PRC Section 21080.66; accordingly, the previously proposed Class 32 categorical exemption is not being utilized and is no longer relevant to the Project.

B. Responses to Objections in Nossaman Letters

The Nossaman Letters claim that the Project's requested DBL waivers, which will allow the Project to achieve its proposed building height and envelope, cannot be granted because the waivers would have a specific, adverse effect upon public health and safety, or would violate federal law. Both of these claims appear to solely derive from the fact that the adjacent neighbor that is represented by Nossaman currently has several cellular service facilities operating on their rooftop ("Existing Cell Facilities"), which will be located several stories below the roof level of the new Project once it is constructed. While the construction of new buildings at infill locations in proximity to existing wireless communication facilities is commonplace in any urban environment, the Nossaman Letters claim that the Project's height will somehow uniquely "block cellular and emergency service communications north on the I-10 freeway and interfere with the City's emergency response plans." Detailed responses to Nossaman's objections are provided below.[13]

1. The Project's DBL Waivers Will Not Result in Specific, Adverse Impacts

As described above, the criteria for establishing the existence of a "specific, adverse impact" for purposes of DBL and the HAA are strict and exacting. Critically, the HAA requires that any "specific, adverse impact" be based on "**objective, identified, written** public health or safety standards, policies, or conditions." Here, the Nossaman Letters fail to identify any such objective, identified, written standards, policies, or conditions regarding appropriate or required levels of cellular service, whether for

[11] Government Code Section 65589.5(a)(3).

[12] Government Code Section 65589.5(a)(2)(L).

[13] Both Nossaman Letters also object to components of the Project's originally proposed Class 32 categorical exemption from CEQA; however, as described above, no such categorical exemption is being proposed for the Project, and instead, a statutory CEQA exemption pursuant to PRC Section 21080.66 will be utilized. Accordingly, these CEQA-related objections in the Nossaman Letters are moot and not pertinent to the Project.

purposes of communication among members of the public or between emergency responders. Therefore, this claim must fail, as more specifically described below.

In its August 4, 2025 letter, Nossaman asserts that the City's prior findings for approval of the Existing Cell Services (included in various Planning Department letters of determination for the Existing Cell Services attached to the Nossaman Letters) should constitute the applicable "objective, identified, written standards" under which a specific, adverse impact could potentially be found. But a simple review of these City findings, focusing on the language that has been highlighted by Nossaman, makes it clear that they are in no way "objective" under the required HAA definition – instead, the City's findings are replete with indisputably subjective language describing the proposed coverage levels that the Existing Cell Services intended to achieve, such as "adequate," "appropriate," "reliable," "desirable," "substantial," "improved," and "ideal" coverage. Furthermore, in at least one instance, the language highlighted by Nossaman as purportedly representing an "objective" standard is a statement made by the proponent of the Existing Cell Services during a public hearing and/or in a written submittal to the City, and are not part of the findings of approval made by the City. Accordingly, these prior City findings of approval for the Existing Cell Services cannot be considered qualifying "objective, identified, written public health or safety standards, policies, or conditions" under the HAA.

Both of the Nossaman Letters also attach a May 13, 2025 letter from CTC Media Group, Inc. ("CTC Letter"), which purports to "provide a proper technical review of the proposed project's impact on public safety," and which both Nossaman Letters cite as demonstrating that construction of the Project would result in "a 10-12 dB of degradation of wireless signal north of Interstate Highway I-10" which would allegedly cause wireless signal to "fall below industry standards." However, even if this identified degradation were to occur (which is not clear),[14] the CTC Letter also does not identify any applicable objective standard for cellular service or wireless signal that this potential level of signal degradation would fall below. The CTC Letter's statement that coverage may "fall[] below industry standards" for "good" in-building coverage does not identify an objective standard, and even if "good" coverage was considered an objective standard (which it is not), neither the CTC Letter nor the Nossaman Letters demonstrate how a potential degradation of cell service could be deemed a "significant, quantifiable, direct and unavoidable" impact. Instead of providing this required analysis, the CTC Letter simply says that "real possible public safety concerns" could potentially occur, without further explanation. Similarly, the Nossaman Letters simply note the fact of the City's use of the NotifyLA mass emergency information notification system, without correlating the use of this system to the status of the Existing Cell Services, or to meeting an applicable objective standard regarding emergency notifications. Again, no evidence of any relevant objective standard, or evidence of any impact when measured against such a standard, has been offered by the Nossaman Letters.

To further demonstrate the lack of substantial evidence of any specific, adverse impact provided by the Nossaman Letters, a study of existing and potential future wireless coverage in the vicinity of the Existing Cell Services has been prepared by Integer Telecom Services, Inc., dated July 25, 2025 ("Integer Report"), and included as Attachment 1. Unlike the CTC Letter, which looks at the existing expected coverage for only one of the operators of the Existing Cell Services (T-Mobile, the other operator being Verizon), the Integer Report examines existing coverage provided by multiple operators in the vicinity of

[14] Contrary to the Nossaman Letters' assertion that this 10-12 dB degradation would occur, the analysis in the CTC Letter itself only identifies a 50 percent chance of such degradation occurring, which is further subject to a number of caveats and assumptions regarding building construction materials. See CTC Letter, pp. 4-5.

the Site, including the coverage provided by the Existing Cell Services as well as other nearby cell facilities.[15]

As described in the Integer Report, the potential cell service coverage impacts resulting from the Project's new building along I-10 will be minimal, as this area already has overlapping coverage from other sites in the area. This continuation of existing coverage is demonstrated by the coverage plots included in the Integer Report.[16] Furthermore, the west, south and east antennas at the Existing Cell Services wouldn't be obstructed by the Project, so there would be no impact on coverage provided by these antennas.

In addition, as also described in the Integer Report, City emergency response personnel utilize the FirstNet network for communication, which is a network layer primarily operated by AT&T, which does not operate equipment associated with the Existing Cell Services. Accordingly, there would be little to no impact on the City's emergency response communication capabilities due to any potential loss of signal coverage associated with the Project.[17]

Furthermore, as described in the Integer Report, it is common practice for operators of cell service facilities to monitor potential obstructions (including the construction of new buildings) and seek to relocate facilities to more optimal sites, including sites at higher elevations, in order to achieve and maintain desired coverage levels.[18] As noted above, the construction of new, taller buildings next to existing cell service facilities is extremely commonplace in urban environments, which triggers a regular need for cell operators to enhance and relocate their facilities. This common practice by cell operators to install new facilities and enhance existing facilities is clearly demonstrated by the multiple City approvals for the Existing Cell Services that Nossaman has located and attached to their most recent letter.

In summary, none of Nossaman's claims regarding a potential specific, adverse impact meet the strict criteria established by the HAA, and these objections have no merit.

2. Nossaman's Implications that Project Could Violate Federal Law Are Unfounded

The Nossaman Letters claim that the Project would result in a violation of the Federal Telecommunications Act of 1996 ("TCA"), due to an "alleged interference with the wireless Carriers' continued operation of its equipment [that] would impact its ability to provide continuous wireless coverage in the area, including emergency 911 services, and result in a violation of federal law." This broad statement is not accompanied by any citation to a specific TCA provision that may address the construction of new structures in proximity to existing facilities. This statement is also not accompanied by reference to any federally required standards regarding cellular coverage that must be maintained, nor do the Nossaman Letters provide any other evidence of any potential conflict with the TCA that the

[15] In addition, as described in the Integer Report, the current height of the trees adjacent to the Existing Cell Services, which extend above the roof of the existing building, may already be degrading cell coverage from what is assumed by the CTC Letter and/or by the current operators.

[16] See Integer Report, pp. 5-6.

[17] See Integer Report, pp. 2, 6.

[18] See Integer Report, p. 6.

construction and operation of the Project could somehow cause. For these reasons, the claims that the Project would somehow conflict with the TCA are meritless.

The Nossaman Letters next claim that the Project's alleged interference with telecommunications services (which again, the Integer Report rebuts) could "raise issues of nuisance and trespass," citing two California court cases, both of which involve the impermissible placement of physical improvements on a neighboring property. It is unclear how such cases (or legal concepts) could be deemed applicable to the Project or the Existing Cell Services, and Nossaman makes no attempt to make this connection. This claim is meritless as well.

Lastly, the Nossaman Letters cite a provision of the United States Code prohibiting the willful or malicious destruction of federal telecommunications infrastructure, again without making any effort to establish a correlation between this federal statute and the facts regarding the Project (including what action at hand could possibly be construed as willful or malicious). This completely unsubstantiated claim is also meritless.

In conclusion, and as demonstrated above, the objections contained in the Nossaman Letters fail to meet the very high bar established by State law to deny the Project's requested DBL waivers, which are necessary to allow for the Project's provision of both market-rate and affordable housing units. Furthermore, as noted above, the CEQA objections made in the Nossaman Letters are not relevant to the Project's utilization of a statutory CEQA exemption. In light of the substantial evidence in the record demonstrating the Project's consistency with all applicable State and City standards, we respectfully request that the City Planning Commission approve the Project.

Sincerely,

Todd Nelson
Partner
of RAND PASTER & NELSON, LLP

cc: Kyle Winston, Department of City Planning

Attachments:

- Attachment 1, Integer Telecom Services, RF Study – 2930 S. Sepulveda Blvd., July 25, 2025

ATTACHMENT 1

RF STUDY – 2930 S SEPULVEDA BLVD

Author: Rajkanwar Brar
INTEGER TELECOM SERVICES INC.
4200 Mapleshade Ln, Suite 100, Plano, TX 75093

July 25th, 2025

George Garikian
Kareco Inc.
Los Angeles, CA

Reference: The impact of proposed new construction at 2930 S Sepulveda Blvd. on subscribers and First Responders in the area being served by the current T-Mobile & Verizon sites at a 45-foot-tall high building at 2990 S Sepulveda Blvd.

Dear Mr. Garikian,

We have conducted a study on current cellular coverage in the area. We engaged with both operators at 2990 S Sepulveda Blvd. to gather feedback on their coverage in the area and to assess whether the current site is adequately addressing their coverage and capacity requirements, particularly given the high traffic volume and proximity to a major highway interchange served by this site.

First Responders & Emergency Personnel all over US are served by FirstNet network, operated by AT&T & not located on the existing building, so they **won't see much impact** from any degradation in coverage from T-Mobile & Verizon sites. In case of high volume of service requests on FirstNet, public safety personnel are entitled **to higher priority on other network layers of AT&T** & if AT&T resources are overwhelmed, public safety personnel get **higher priority on all standard based National, Regional and Local Networks**, including T-Mobile & Verizon. This ensures that there are multiple options available **for First Responders** and that **there will be little to no impact on** their **emergency response capabilities**.

There are trees taller than the building along the west side of the building (along Sepulveda Ave. as shown below). The trees on the southern side also seem to be getting taller than the building. **Unless trimmed, they should be blocking coverage from the site** on both sides by now. Thus, current site should not be meeting the original coverage or capacity targets.

Based on comparative coverage analyses, **relocating the site** to the proposed building or to a higher (than present) altitude **would yield a substantial improvement** in both coverage and capacity performance. The enhanced elevation significantly expands signal reach, as evidenced in the standalone and aggregate coverage plots. Relocation is a common practice for Mobile operators who are constantly working on improving their networks z x due to obstructions as a result of any form of development or change in vegetation etc.

The detailed study, methodology and supporting pictures and conclusion are included here. For any questions or further information regarding this study, please feel free to contact me at raj.brar@Integertel.com.

Regards,
Rajkanwar Brar
AVP – RF Operations (Integer Telecom Services Inc.)

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Abstract

A 71-foot-tall mixed-use residential building is proposed at 2930 South Sepulveda Boulevard, Los Angeles, which will replace a 22-foot-tall vacant building currently at the address. The neighboring building, Mullikin Medical Center at 2990 S Sepulveda Boulevard, is a 45-foot-tall building. There is existing Cellular Communication equipment on the rooftop of this building belonging to T-Mobile & Verizon, serving the neighboring about half mile radius around the building, including the I-10 – I-405 intersection.

The intent of this report is to present the results of RF Study conducted to quantify the impact of construction of a 71-foot-tall high building next to current telecom facilities for T-Mobile & Verizon and the impact on First Responders and other users in the area being served by the current T-Mobile & Verizon site at a 45-foot-tall high building at 2990 S Sepulveda Blvd.

We worked closely with Engineering teams for both Tier 1 operators on the following:

1. Get their feedback on the coverage provided by their Current Sites.
2. To outline the impact on the coverage for their users, especially First Responders and other Emergency personnel.
3. The impact of the taller building next door, if the proposed building at 2930 S Sepulveda Blvd is approved.
4. The impact of moving to the rooftop of Proposed Building at a greater height and how it impacts the coverage of neighboring sites.
5. Current Site construction such as height and Radiation Center for their antennas, Antenna Mounting Solution, clutter, and vegetation in the area that could impact coverage from Current Site.

The First Responder Network Authority (**FirstNet**) was created by **US Congress** in response to recommendations in 9/11 Commission report for the need of nationwide network for public safety communications. FirstNet Authority was given a budget of $7Bn and 20 MHz of spectrum to create **FirstNet**, America's Nationwide Public Safety Broadband Network. The idea was to provide a reliable and stable broadband network for communication for around **two million first responders** across more than **14,000 agencies and police & fire departments**.

AT&T was identified as the private partner in this endeavor, to build, monitor & maintain this network. FirstNet was **built on a separate core network for a highly secure and reliable communication platform**. AT&T also developed **portable cell sites and a blimp** to keep public safety personnel connected during large scale catastrophic events such as **Hurricanes, Wildfires, large scale public events such as riots and protests**. This network was built with special and distinct capabilities such as push to talk, designed & built with First Responders' needs in mind, ensuring the sudden increase in service requirements can be met without crashing the network.

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Impact on Telecom facilities

We engaged with both operators at 2990 S Sepulveda Blvd. to gather feedback on their coverage in the area and to assess whether the current site is adequately addressing their coverage and capacity requirements, particularly given the high traffic volume and proximity to a major highway intersection served by this site. The engineering team from one of the operators collaborated with me and the following analysis was produced from that collaboration.

The coverage snapshots illustrate the **current performance and** the projected **impact of relocating the site to the proposed building** at a higher elevation. To evaluate the potential changes, we compared the current site's performance using **predictions for** both **coverage layer** (Low Band, 700 MHz) and **capacity layer** (Mid Band, 1900 MHz), including standalone and aggregated coverage outputs. Equivalent simulations were then conducted with the site repositioned to the rooftop of the proposed structure. Additionally, coverage predictions were generated for a scenario in which the current site was decommissioned, isolating its contribution by removing it from the prediction model.

The **standalone coverage plots** below illustrate the impact of an approximate 30-foot elevation gain, **showing a significant improvement in signal reach** across all directions, most notably to the north of I-10 and west of I-405.

The aggregate coverage plots further **demonstrate** the **enhanced coverage** & **capacity** achievable from the higher elevation.

The predictions address both the **capacity layer**, focused on **increasing network throughput** to support higher traffic volumes and the **coverage layer**, which targets **improved signal availability** in areas currently lacking reliable indoor service.

Coverage plots excluding the current site's contribution are provided for both the Mid Band and Low Band frequencies to isolate and highlight its role in overall coverage.

Plots included:

1. Standalone Coverage – Coverage Layer (Low Band)
2. Standalone Coverage – Capacity Layer (Mid Band)
3. Aggregate Coverage – Coverage Layer (Low Band)
4. Aggregate Coverage – Capacity Layer (Mid Band)
5. Coverage – Without current site (for both Coverage & Capacity Layers)

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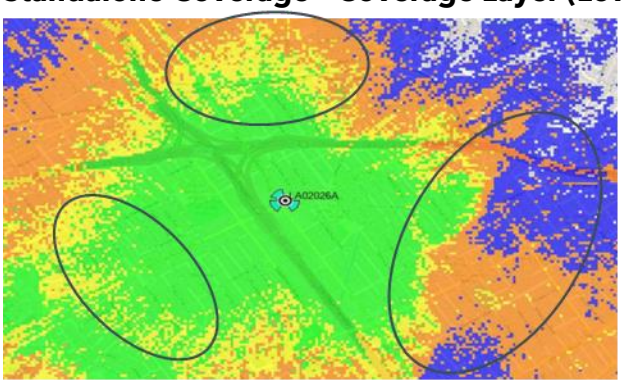
COVERAGE COMPARISON PLOTS

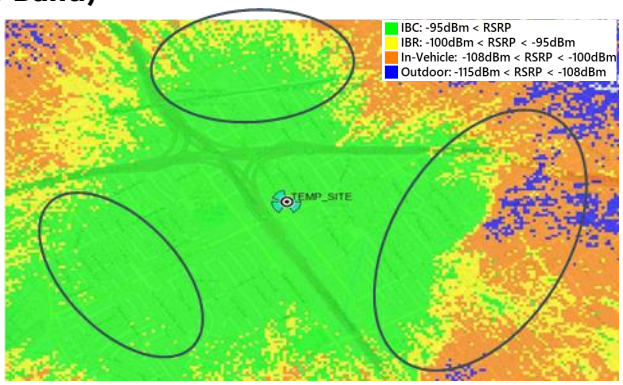
IBC: -95dBm < RSRP
IBR: -100dBm < RSRP < -95dBm
In-Vehicle: -108dBm < RSRP < -100dBm
Outdoor: -115dBm < RSRP < -108dBm

The legend explains signals levels for dependable **In-Building Commercial (IBC)** & **In-Building Residential (IBR)** coverage in addition to in-vehicle and outdoor coverage. Commercial facilities have higher content of metal in their structures which degrades the signal more than wood based residential structures.

Standalone Coverage – Coverage Layer (Low Band)

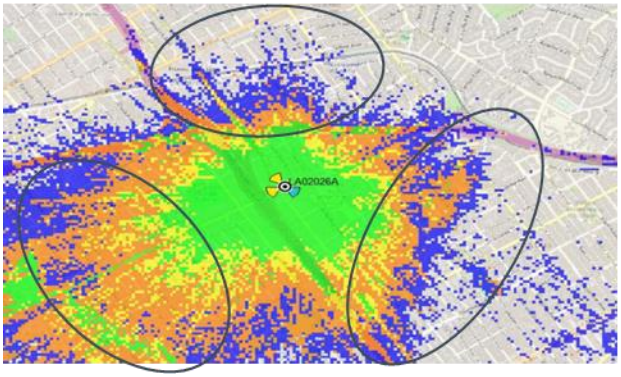


Current Coverage

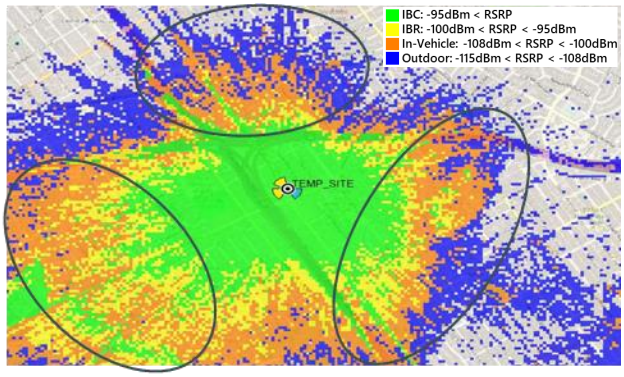


Coverage at a height of 75′

Standalone Coverage – Capacity Layer (Mid Band)



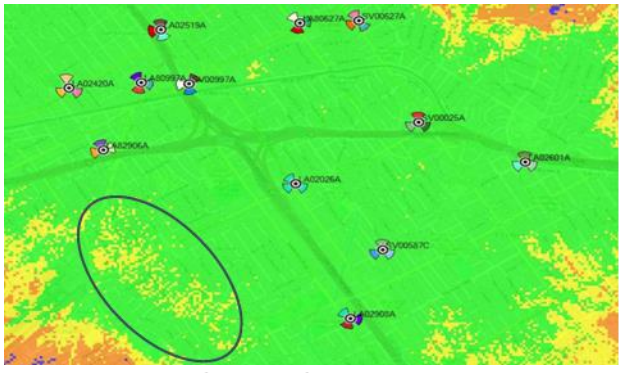
Current Coverage



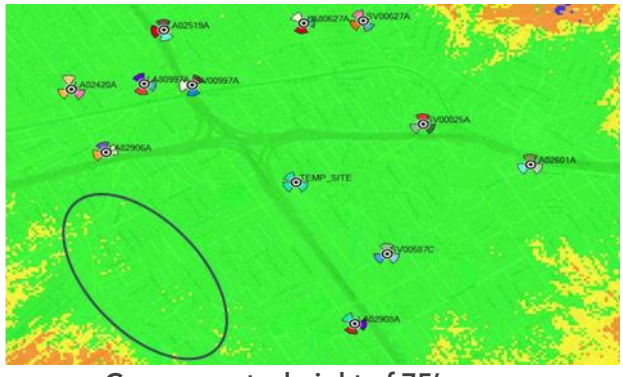
Coverage at a height of 75

IBC: -95dBm < RSRP
IBR: -100dBm < RSRP < -95dBm
In-Vehicle: -108dBm < RSRP < -100dBm
Outdoor: -115dBm < RSRP < -108dBm

Aggregate Coverage – Coverage Layer (Low Band)



Current Coverage



Coverage at a height of 75′

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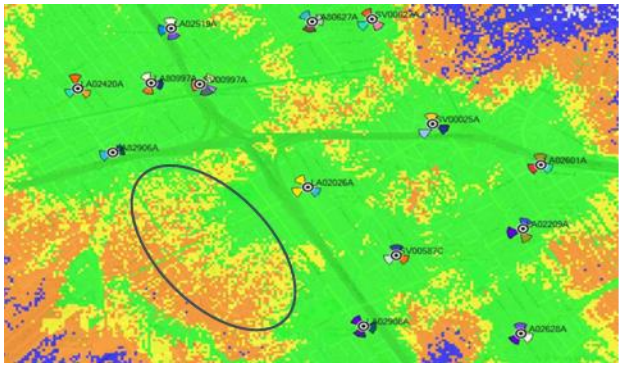
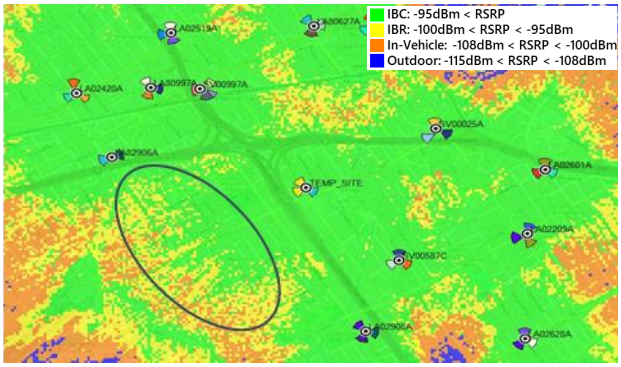
Aggregate Coverage – Capacity Layer (Mid Band)

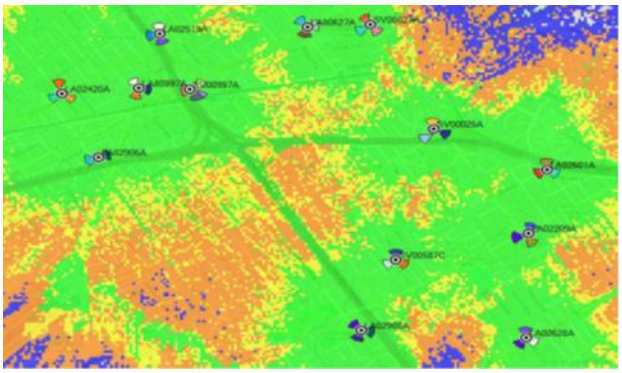


Current Coverage

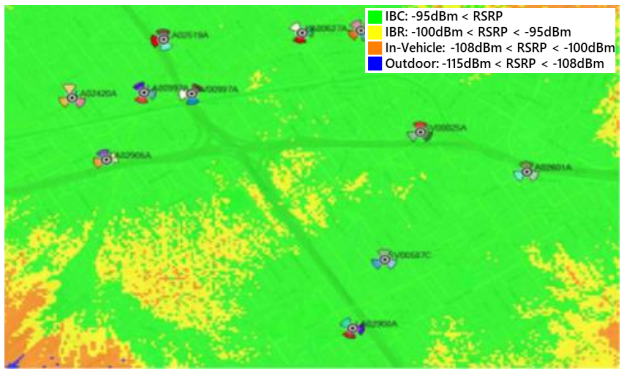


Coverage at a height of 75'

Coverage – Without current site (for both Coverage & Capacity Layers)



Capacity Layer (Mid Band)



Coverage Layer (Low Band)

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Report Synopsis

1. **For First Responders & Emergency Personnel** all over US are served by FirstNet network, so they won't see much impact from any degradation in coverage from T-Mobile & Verizon sites. In case of high volume of service requests on FirstNet, public safety personnel are entitled **to higher priority on other network layers of AT&T** & if AT&T resources are overwhelmed, public safety personnel get **higher priority on all standard based National, Regional and Local Networks**, including T-Mobile & Verizon.

   This ensures that there are multiple options available **for First Responders** and that **there will be little to no impact on** their **emergency response capabilities**.

2. The coverage plots labeled *Coverage – Without Current Site* illustrate that the impact of obstruction from the new building along I-10 will be minimal as this area has overlapping coverage from other sites in the area. The Antennas to the west, south and east won't be obstructed so there will be no impact on coverage from them.

   The picture in *Appendix: Supporting Pictures* (pg. 9), taken from Google Maps' Street view, shows trees taller on the west avoiding along S Sepulveda Blvd than the building at 2990 S Sepulveda Blvd. The picture was taken in May 2024 by Google, so the trees should be even taller and have **a greater negative impact on the coverage to the west of S Sepulveda Blvd and beyond**. Even the trees on the south side should have an impact on the coverage in that direction.

3. The Real Estate/Site Acquisition teams for all operators routinely monitor new structures proposed in the area, especially where current sites are located on low-rise buildings, or there is a coverage or capacity issue. **It is common practice for mobile operators to relocate antennas to more optimal sites nearby due to obstruction.** Discussions with the operator indicate a strong interest in relocating to the proposed building to improve service quality, increase capacity and expand their coverage footprint. The elevated position would allow them to better serve areas north of I-10 and I-405.

4. **By relocating the current site(s) to the new building's rooftop will enhance its footprint** and help it integrate better with adjacent sites and enhance network performance for their subscribers.

References:

1. The Network | First Responder Network Authority
2. FirstNet_Timeline_September2021.pdf from AT&T Newsroom on www.att.com.
3. Google Maps & Bing Maps to review the area around the proposed building.

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INTEGER TELECOM SERVICES

Integer Telecom Services is an independent Telecom Services provider, providing expertise and services to all major telecom vendors across the US. The principals at Integer Telecom comprise of Engineers and Engineering Leaders with decades of experience building and managing large networks. Our comprehensive suite of services covers the entire lifecycle of network development, from initial design and build to ongoing maintenance and upgrades. We ensure robust, high-performance, and future-proof telecommunications infrastructure.

DESIGN SERVICES

Our design process is meticulously structured to ensure optimal network coverage and capacity. Key activities include:

- **Search Ring Establishment:** Defining the target geographical area for network coverage.
- **Candidate Location Evaluation:**
    - Analyzing projected coverage at various proposed locations and heights, considering critical data points such as:
        - Building, vegetation and other clutter data, Topographical information
        - Population and traffic density, Proposed developments in the area
        - Current and future population expansion plans
    - Assessing site viability, value, and alignment with overall coverage targets.
    - Supporting Zoning & Public Hearings by providing expert testimony & presenting supporting evidence.
- **Engineering Design:**
    - Specifying equipment (e.g., antennas, radios) and configurations (e.g., number of sectors, network layers) to meet coverage and capacity requirements & generating essential documentation:
        - RF Design sheets, Bills of Materials (BOM)
        - RAN & Transport configuration files for subsequent development phases.

BUILD & TEST SERVICES

We manage the physical implementation and rigorous testing of telecommunications infrastructure, ensuring seamless integration and operational readiness. Our services include:

- **Construction & Engineering Drawings:** Preparation of detailed plans for site development.
- **Construction Support:** Providing support to tower crews during the construction process.
- **Equipment Installation, Commissioning, and Integration:** Overseeing the physical setup and integration of telecom equipment into the existing network.
- **Functional Testing:**
    - Comprehensive testing of equipment and configuration to confirm adherence to design specifications.
    - Testing of e911 configurations to ensure:
        - Seamless user access to emergency services.
        - Emergency personnel can accurately locate individuals in distress even without shared location information.

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LAUNCH & MONITORING SERVICES

Ensuring compliance and optimal performance post-launch, our services are critical for the successful deployment and continuous operation of new sites.

- **Pre-Launch Compliance & Alignment:**
  - Aligning parameter configurations with client specifications and FCC guidelines.
  - Auditing and analyzing manufacturer and client guidelines for equipment and configuration.
- **Post-Launch Performance Monitoring:**
  - Continuous monitoring of the new site and its neighboring sites.
  - Analyzing interactions between sites to ensure:
    - Seamless user mobility.
    - Prevention of interference between the new site and adjacent network elements.

MAINTAIN & UPGRADE SERVICES

We provide ongoing support to maximize network longevity, performance, and adaptability to evolving technological landscapes. Our services include:

- **Periodic Maintenance:** Routine upkeep to ensure consistent network performance.
- **Break-Fix Services:** Responsive support for unforeseen issues and system failures.
- **Network Growth Plan Implementation:**
  - Integrating new network layers to enhance capacity.
  - Upgrading hardware to incorporate the latest technologies.
  - Sunsetting older technologies to make way for advanced solutions, thereby enhancing client service capabilities.

OUR EXPERTS

Rajkanwar Brar, AVP – RF Operations, leads our wireless operations and has experience of 19+ years in all aspects of Radio Communications starting with Design, Integration, Monitoring and Maintenance & Upgrades. Raj has provided expert guidance and has testified at countless County zoning hearings across Maryland and Virginia. He has also consulted in multiple markets, Washington State, Oregon, Florida, Colorado, Michigan, Hawaii, New York, New Jersey, Nevada & Arizona among others, benchmarking coverage of all CSPs through extensive drive testing, preparing & presenting results to market executive & engineering teams.

Pradeep Gagganapally, Director – Field Services, leads our Field Services operations with an experience of 12+ years in field services, leading projects for all major CSPs in US to build, integrate, maintain, and upgrade their networks.

Shoresh Iranpanah, Technical Manager & SME, leads our RF Delivery lead and SME with 19+ years of experience with major telecom equipment providers and operators, helping CSPs with Macro & In-building design & optimization for all technologies, from 2G (GSM) to 5G.

Rahul Dixit, Technical Program Manager, leads our Remote Operations Support and has 16+ years of experience in remote support, with 10+ years with major telecom equipment providers, helping major CSPs globally, to design, integrate, maintain, and upgrade their networks.

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Appendix: Supporting pictures

This picture is from Google Maps and was taken in **May 2024**. The current height of those trees should be even taller currently.

Following pictures are of current Antennas on 2990 S Sepulveda Blvd.

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